

## 3 Bedroom Apartment for Sale in Limassol - Agios Athanasios

Tucked just steps from the Mediterranean shoreline, this boutique residential project brings together two elegant low-rise buildings in one of the most desirable areas of Limassol. Comprising a limited number of two- and three-bedroom apartments, each home is designed to celebrate light, openness, and a quiet sense of luxury.

Expansive floor-to-ceiling windows invite the outdoors in, flooding interiors with natural light and framing lush garden views. Open-plan living areas flow seamlessly into contemporary kitchens, while refined finishes, wooden floors in the bedrooms, and well-considered layouts ensure a sophisticated living experience. Underfloor heating, VRV climate systems, an...



### Property Info

### Plot / Area Info

Covered Area **155**

### Additional info

Reference Number **p80400**

Property type **Apartment**

Construction Year **2027**

Bathrooms **3**

### Amenities

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**

**Coordinates:** **34.6931 / 33.0748**

## Price: €990 000 + VAT

VAT for this property is **€53,971** or **€188,100**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€36 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 387.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€950 000 on Aug 7, 2025  
 €990 000 on Sep 13, 2025

