

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

Three-bedroom apartment with an internal area of 99 m<sup>2</sup> is located on the first floor of a seven-story building in Block A. X

This is a mixed-use development designed for those who seek balance, innovation and sustainability. Consisting of 2 commercial office buildings with exciting and value-added facilities, such as extensive co-work areas, a restaurant, a gym, a pool and 3 serviced residential buildings with studios, 1, 2 and 3-bedroom apartments. Perfectly positioned at the crossroads of modern urban design and green living, this project offers a BREEAM-certified, eco-friendly environment, making it the perfect choice for forward-thinking investors and young professionals.

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>126</b>			Reference Number	<b>8694</b>
Covered Veranda	<b>27</b>	Pool	<b>Common, Yes</b>	Property type	<b>Apartment</b>
Floor Number	<b>1</b>			Bathrooms	<b>2</b>
Total Number of Floors	<b>7</b>				
Amenities	Location				
	<b>Location:</b> Limassol - Agios Athanasios	<b>Region:</b> Limassol			
	<b>Coordinates:</b> 34.704990665107 / 33.053226470947				

## Price: €480 000 + VAT

VAT for this property is **€24,000** or **€91,200**. 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 Price per SQM	<b>~€15 800.00</b> <b>€3 810.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	--	-----------------	-------------

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€480 000 on Aug 22, 2025





Indicative Residential Floor Plans  
Building A (1<sup>st</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup> floor)

