

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

Experience coastal living at its finest in this stylish three-bedroom apartment, just steps from the sea. Designed with a blend of comfort, functionality, and modern aesthetics, it offers spacious interiors, abundant natural light, and a layout ideal for family life or entertaining. 

Residents enjoy a boutique lifestyle with a nautical spirit, complemented by a communal swimming pool, landscaped gardens, and access to a vibrant neighborhood filled with cafés, restaurants, hotels, and shops.

Key features:

- Only 50 meters from the sea, near Limassol's Nautical Club
- Generous three-bedroom layout with thoughtfully designed living spaces

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#### Property Info

Covered Area	<b>155</b>
Covered Veranda	<b>36</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>

#### Plot / Area Info

Pool **Common, Yes**

#### Additional info

Reference Number **9102**  
Property type **Apartment**

#### Amenities

- Elevator

#### Location

**Location:** Limassol - Agios Athanasios  
Coordinates: **34.691009599201 / 33.072881679785**

Region: **Limassol**

## Price: €1 360 000 + VAT

VAT for this property is **€74,142** or **€258,400**. 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>~€51 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 774.00/m<sup>2</sup></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>
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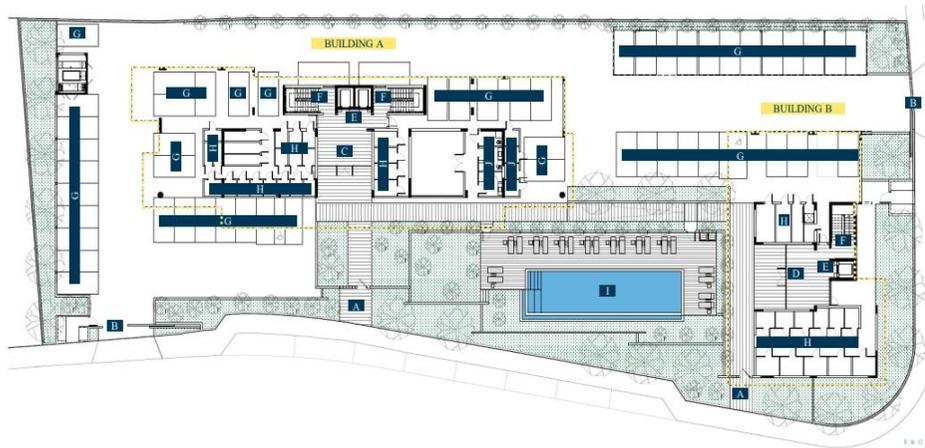
## Price change history

€1 300 000 on Sep 26, 2025

€1 360 000 on Nov 19, 2025



## GROUND FLOOR



- |                           |                            |             |                 |                          |
|---------------------------|----------------------------|-------------|-----------------|--------------------------|
| A Pedestrian entrance     | C Building A main entrance | E Lift      | G Parking space | I Swimming pool          |
| B Parking entrance / exit | D Building B main entrance | F Staircase | H Storeroom     | J Changing room & toilet |