

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
- ...

Property Info

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

Plot / Area Info

Pool

Common, Yes

Additional info

Reference Number	9102
Property type	Apartment

Amenities

- Elevator

Location

Location: Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.691009599201 / 33.072881679785**

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	Excluded	Title transfer fee	~€51 000.00	Common expenses	None
		Price per SQM	€8 774.00/m²		

Representative: RealDeal Estates

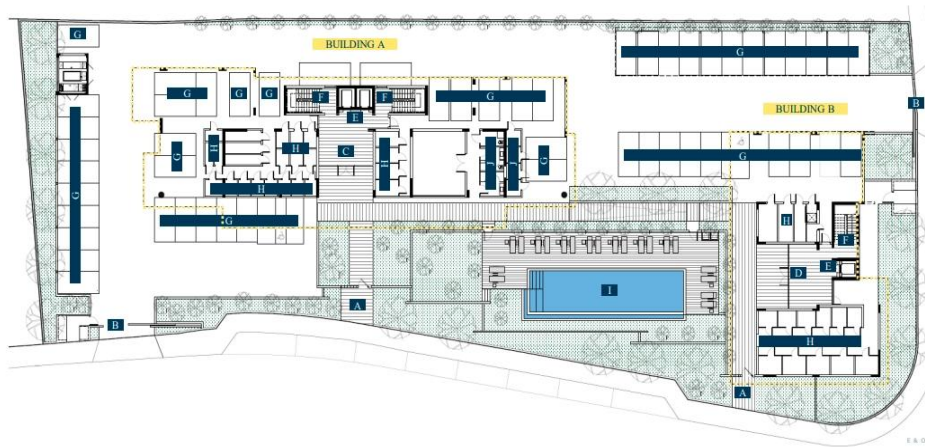
Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

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 |