

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		Plot / Area Info		Additional info	
Covered Area	155				
Covered Veranda	36	Pool Co			
Floor Number	4		Common, Yes	Reference Number	9102
Total Number of Floors	5			Property type	Apartment
Energy Efficiency	Α				
Heating	Underfloor Heating, Yes				

Amenities Location



Location: Limassol - Agios Athanasios

Coordinates: **34.691009599201** / **33.072881679785**

Region: **Limassol**



Price: €1 300 000 + VAT

VAT for this property is €70,871 or €247,000. 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 ~€48 600.00

Price per SQM €8 387.00/m²

Common expenses None

Representative: RealDeal Estates

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Price change history

€1 300 000 on Sep 26, 2025





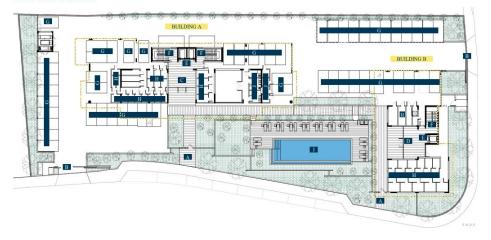








GROUND FLOOR



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