

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

Do you want to embody and enjoy the Mediterranean lifestyle? Perhaps this modern residential complex in one of the most promising areas of Limassol is just what you were looking for. This high-quality modern residential complex is set in Agios Athanasios, an area with some of the most respectable private schools, within easy access to the city center and the beaches.

A high-aesthetic residential development offers unobstructed sea-view apartments, presented through stunning architecture. The project combines all the necessary amenities for a comfortable life - a swimming pool, a gym and a sauna, not to mention landscaped communal gardens, parking and storage spaces. With its p...



### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>211</b>                     |
| Covered Veranda        | <b>61</b>                      |
| Uncovered Veranda      | <b>9</b>                       |
| Floor Number           | <b>5</b>                       |
| Total Number of Floors | <b>5</b>                       |
| Energy Efficiency      | <b>A</b>                       |
| Heating                | <b>Autonomous Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>          |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>4976</b>               |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>5+</b>                 |

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
**Coordinates:** **34.715385 / 33.057645**

## Price: €1 990 636 + VAT

VAT for this property is **€180,101** or **€378,221**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€9 434.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
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## Price change history

€1 990 636 on Oct 8, 2025













