

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

The new project is a stunning new private estate of apartments, offering a modern and truly luxurious environment in the heart of Limassol. Designed to feel part of the vibrant town centre but with the utmost privacy in mind, it is located in Agios Athanasios area. Beautiful promenades and historical monuments, the best private schools and hospitals, stylish marinas, top class restaurants, traditional taverns, vibrant nightlife and boutique shopping districts will be within your easy reach. The complex offers spacious apartments and exclusive penthouses private roof top pool and unobstructed sea views. All residences are built to the highest standards, incorporate the finest m...



#### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>189</b>                     |
| Covered Veranda        | <b>53</b>                      |
| Floor Number           | <b>4</b>                       |
| Total Number of Floors | <b>4</b>                       |
| Heating                | <b>Autonomous Heating, Yes</b> |

#### Plot / Area Info

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

#### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>5670</b>      |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>3</b>         |

#### Amenities

- Parking

#### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
 Coordinates: **34.703023 / 33.059095**

## Price: €1 250 000 + VAT

VAT for this property is **€98,611** or **€237,500**. 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>€6 614.00/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>              |
| Phone:              | <b>+35726080180, +35797612926</b> |            |                                       |

## Price change history

€1 250 000 on Oct 8, 2025







