

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

Nestled in one of Limassol's most sought-after neighborhoods, this premium residential complex offers an exclusive living experience in the heart of the city. Surrounded by lush greenery, the development enjoys proximity to a sandy beach, a serene eucalyptus park, and a variety of amenities, including shops, schools, and fine dining. The gated community provides security and privacy, creating a tranquil and welcoming environment. The complex comprises a limited number of elegant residences, including spacious apartments and luxurious penthouses. Each penthouse boasts a private rooftop garden and swimming pool, while all units are designed with meticulous attention to detail. I... X

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>137</b>				
Covered Veranda	<b>19</b>				
Uncovered Veranda	<b>4</b>			Reference Number	<b>10763</b>
Floor Number	<b>3</b>	Pool	<b>Common, Yes</b>	Property type	<b>Apartment</b>
Total Number of Floors	<b>3</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Furnishing	<b>Unfurnished</b>			Bathrooms	<b>3</b>
Heating	<b>Underfloor Heating, Yes</b>				
Air Conditioning	<b>All rooms, Yes</b>				

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios **Region:** Limassol  
**Coordinates:** **34.69597 / 33.07403**

## Price: €1 282 000 + VAT

VAT for this property is **€64,100** or **€243,580**. 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 Price per SQM	<b>None</b> <b>€9 358.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€1 240 000 on Oct 8, 2025

€1 282 000 on Nov 8, 2025



