

### 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...

#### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>137</b>                     |
| Covered Veranda        | <b>19</b>                      |
| Uncovered Veranda      | <b>4</b>                       |
| Floor Number           | <b>3</b>                       |
| Total Number of Floors | <b>3</b>                       |
| Furnishing             | <b>Unfurnished</b>             |
| Heating                | <b>Underfloor 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>10763</b>              |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>3</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 | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€9 358.00/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**

€1 240 000 on Oct 8, 2025

€1 282 000 on Nov 8, 2025



