

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

Set in the picturesque hills of Ayios Athanasios, one of Limassol's most popular residential areas, stands a new complex of luxury houses and apartments boasting breathtaking sea views. These residences seamlessly blend tranquility with a high-quality lifestyle, offering an ideal retreat close to the city with easy access to the beach, the city center, and the highway.

Designed with a contemporary aesthetic, these 2- and 3-bedroom apartments exude luxury, comfort, and functionality. They are crafted with meticulous attention to detail, high-class standards in workmanship, and top-grade materials, while holding a Class A Energy Certificate showcases commitment to sustainable li...

Property Info	Plot / Area Info	Additional info
Covered Area	<b>127</b>	
Covered Veranda	<b>23</b>	
Uncovered Veranda	<b>6</b>	
Floor Number	<b>3</b>	Reference Number <b>11871</b>
Total Number of Floors	<b>3</b>	Property type <b>Apartment</b>
Furnishing	<b>Unfurnished</b>	Bathrooms <b>2</b>
Energy Efficiency	<b>A</b>	
Heating	<b>Underfloor Heating, Yes</b>	
Air Conditioning	<b>All rooms, Yes</b>	
Amenities	Location	
• Parking	<b>Location:</b> Limassol - Agios Athanasios Region: <b>Limassol</b> Coordinates: <b>34.717594 / 33.06127</b>	

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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 Price per SQM	<b>~€14 600.00</b> <b>€3 543.00/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

€450 000 on Oct 8, 2025



