

### 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

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>127</b>                     |
| Covered Veranda        | <b>23</b>                      |
| Uncovered Veranda      | <b>6</b>                       |
| Floor Number           | <b>3</b>                       |
| Total Number of Floors | <b>3</b>                       |
| Furnishing             | <b>Unfurnished</b>             |
| Energy Efficiency      | <b>A</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>          |

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **11871**  
 Property type **Apartment**  
 Bathrooms **2**

#### Amenities

- Parking

#### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
 Coordinates: **34.717594 / 33.06127**

## 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 | <b>~€14 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 543.00/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

€450 000 on Oct 8, 2025



