

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

In the prestigious Agios Athanasios area of Limassol, a new residential project redefines contemporary comfort and elegant urban living. This boutique development offers a limited collection of spacious three-bedroom apartments, each thoughtfully designed with open-plan layouts and refined finishes that harmonize style with functionality.



Generous interiors flow onto large covered verandas, creating a seamless connection between indoor and outdoor spaces. Every home is enhanced by high ceilings, premium flooring, insulated walls and windows, and a meticulous attention to detail. Energy efficiency is paramount, with advanced German insulation, photovoltaic systems, and underfloor...

### Property Info

Covered Area	<b>120</b>
Covered Veranda	<b>25</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>13695</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
Coordinates: **34.717551 / 33.062557**

## Price: €500 000 + VAT

VAT for this property is **€25,000** or **€95,000**. 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>€4 167.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€500 000 on Oct 9, 2025





