

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

Tucked just steps from the Mediterranean shoreline, this boutique residential project brings together two elegant low-rise buildings in one of the most desirable areas of Limassol. Comprising a limited number of two- and three-bedroom apartments, each home is designed to celebrate light, openness, and a quiet sense of luxury.



Expansive floor-to-ceiling windows invite the outdoors in, flooding interiors with natural light and framing lush garden views. Open-plan living areas flow seamlessly into contemporary kitchens, while refined finishes, wooden floors in the bedrooms, and well-considered layouts ensure a sophisticated living experience. Underfloor heating, VRV climate systems, an...

#### Property Info

Covered Area	<b>155</b>
Covered Veranda	<b>36</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>5</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 **13945**  
 Property type **Apartment**  
 Bathrooms **3**

#### Amenities

- Parking

#### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
 Coordinates: **34.691172 / 33.0728**

## Price: €990 000 + VAT

VAT for this property is **€53,971** or **€188,100**. 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>~€36 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 387.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€990 000 on Oct 9, 2025

