

## 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		Plot / Area Info		Additional info	
Covered Area	155				
Covered Veranda	36				
Floor Number	1			Deference Numb	or 12045
Total Number of Floors	5	Parking	Covered, Yes	Reference Number <b>13945</b>	
Furnishing	Unfurnished			Property type	Apartment
Energy Efficiency	A			Bathrooms	3

• Parking Location: Limassol - Agios Athanasios Region: Limassol

**Underfloor Heating, Yes** 

All rooms, Yes

Location

Coordinates: **34.691172** / **33.0728** 

Heating

**Amenities** 

Air Conditioning



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 Excluded

Title transfer fee ~€36 200.00

Price per SQM €6 387.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€990 000 on Oct 9, 2025



