

## 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...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>178</b>				
Covered Veranda	<b>39</b>				
Floor Number	<b>5</b>				
Total Number of Floors	<b>5</b>	Parking	<b>Covered, Yes</b>	Reference Number	<b>13954</b>
Furnishing	<b>Unfurnished</b>			Property type	<b>Apartment</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>3</b>
Heating	<b>Underfloor Heating, Yes</b>				
Air Conditioning	<b>All rooms, Yes</b>				
<b>Amenities</b>		<b>Location</b>			
• Parking		<b>Location:</b> Limassol - Agios Athanasios Region: <b>Limassol</b> Coordinates: <b>34.691172 / 33.0728</b>			

## Price: €1 470 000 + VAT

VAT for this property is **€105,873** or **€279,300**. 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>~€55 400.00</b> <b>€8 258.00/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

€1 470 000 on Oct 9, 2025



