

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	Plot / Area Info		Additional info	
Covered Area	178					
Covered Veranda	39					
Floor Number	5			Dafaranaa Niwah	120E4	
Total Number of Floors	5	Parking	Covered, Yes	Reference Number 13954		
Furnishing	Unfurnished			Property type	Apartment	
Energy Efficiency	Α			Bathrooms	3	

Live the second second

Heating Underfloor Heating, Yes

Air Conditioning All rooms, Yes

Amenities Location

• Parking Location: Limassol - Agios Athanasios Region: Limassol

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



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 Excluded

Title transfer fee ~€55 400.00

Price per SQM €8 258.00/m²

Common expenses None

Representative: Cyprus Sotheby's International Realty

Registration number 1013 Email info@cyprus-sothebysrealty.com
License number 517/E Legal name ConceptRealty Ltd

Phone: **+35726080180**, **+35797612926**

Price change history

€1 470 000 on Oct 9, 2025







BUILDING B ROOF TERRACES

