



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	178
Covered Veranda	39
Floor Number	5
Total Number of Floors	5
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number **13954**
 Property type **Apartment**
 Bathrooms **3**

Amenities

- Parking

Location

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



Price: €1 520 000 + VAT

VAT for this property is **€109,474** or **€288,800**. 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	~€57 400.00	Common expenses	None
		Price per SQM	€8 539.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€1 470 000 on Oct 9, 2025
€1 520 000 on Feb 21, 2026



