

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

In a city known for its energy and pace, finding a place that feels private and serene is rare. This boutique residence in Agios Athanasios offers exactly that—just six carefully designed apartments that bring a sense of calm and exclusivity to everyday living. With only two homes on each floor and penthouses enjoying private rooftop terraces, the project feels intimate, personal, and truly special. The design balances modern architecture with comfort. Clean lines and large windows create bright interiors where open-plan layouts flow effortlessly between living, dining, and kitchen areas. Italian kitchens, refined finishes, and an A+ energy rating underline the project’s commitm...



#### Property Info

Covered Area	<b>124</b>
Covered Veranda	<b>24</b>
Uncovered Veranda	<b>2</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number	<b>14484</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
 Coordinates: **34.706326 / 33.04755**

## Price: €495 000 + VAT

VAT for this property is **€24,750** or **€94,050**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 992.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€470 000 on Oct 9, 2025  
 €495 000 on Mar 11, 2026





