

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

This spacious 3-bedroom apartment is part of an exclusive new luxury residential project in the highly sought-after area of Agios Athanasios, Limassol, offering modern design, comfort, and exceptional lifestyle appeal.

The apartment features a generous open-plan kitchen, living, and dining area, designed to maximize space and natural light through large panoramic windows. The three well-proportioned bedrooms provide comfort and privacy, with modern bathrooms finished to premium standards. Selected units enjoy beautiful sea views and large covered verandas, ideal for relaxing or entertaining.

Residents benefit from high-end communal amenities, including a swimming pool, lands...

#### Property Info

Covered Area **110**  
 Floor Number **1**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Pool **Common, Yes**

#### Additional info

Reference Number **242320**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2026**  
 Bathrooms **3**  
 View **Sea view**

#### Amenities

#### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**

## Price: €550 000 + VAT

VAT for this property is **€27,500** or **€104,500**. 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>€5 000.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

## Price change history

€550 000 on Feb 10, 2026











