


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

A boutique residential development located in Agios Athanasios, Limassol, offering just three exclusive whole-floor residences, including a penthouse with a private rooftop garden. 

Designed for refined urban living, the project combines spacious interiors, contemporary architecture, and customizable high-quality finishes in one of Limassol’s most sought-after residential neighborhoods. Each apartment occupies an entire floor, ensuring enhanced privacy, comfort, and functionality.

Constructed according to European seismic standards and featuring advanced thermal insulation systems, the development delivers high energy performance and modern engineering quality with Energy E...

#### Property Info

Covered Area	<b>123</b>
Covered Veranda	<b>20</b>
Uncovered Veranda	<b>30</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number	<b>13584</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

#### Amenities

- Roof Garden

#### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
 Coordinates: **34.71406607 / 33.06746362**

## Price: €520 000 + VAT

VAT for this property is **€26,000** or **€98,800**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 228.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€520 000 on May 14, 2026





ROOF FLOOR

