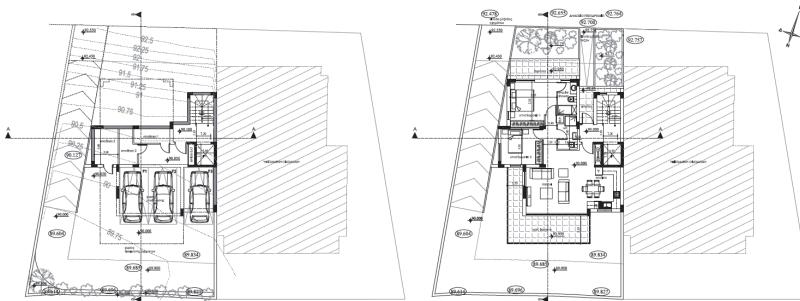




## Jia A Project

### Premium Residence in Agios Athanasios, Limassol

Discover modern living in a peaceful residential neighborhood, just minutes from top international schools and everyday conveniences. Jia A offers a perfect blend of comfort, privacy, and location – ideal for both families and investors.



SEMI-BASEMENT FLOOR

GROUND FLOOR

Number	Floor	Type	Bedroom	Bathroom	Outside area	Cov. Veranda	Uncov.Veranda	Garden	Storage room	Cover parking	Total area	Price	Vat
JIA001	1	Apartment	2	2	85	22	7.2	12.1	3.9	11.8	146	sold	19%
JIA002	2	Apartment	2	2	85	22	0	0	4.5	11.8	127.3	458000	19%
JIA003	3	Apartment	2	2	85	22	0	0	6	11.8	128.8	593000	19%

Details:

City: Limassol

Area: Agios Athanasios

Stage: Under Construction

Completion date: Nov,2026

"Please note that the owner may apply for a 14% VAT refund if the property is used for self-residence and all legal conditions are met."



# jia.

## 01 Prime Location

1.7 km from The Grammar School Limassol  
 4.9 km from Grammar School Junior  
 3.4 km from Foleys School  
 12 km from The Heritage Private School  
 3.6 km to the beach  
 64 km to Larnaca International Airport  
 62 km to Paphos International Airport

## 02 Within 4 minutes walking distance

Bakery  
 Café  
 Pharmacy  
 Supermarket

## 03 Key Features

85 sqm outside area + 22 sqm covered veranda  
 One apartment per floor — ensuring maximum privacy and exclusivity  
 Private storage room and underground parking  
 Full solar energy system for sustainable and cost-efficient living  
 Private entrance lobby with elevator — no shared hallways  
 Panoramic sea view on the top floor  
 Surrounded by nature, yet minutes from city life  
 Located opposite a public sports facility  
 Easy access to the highway and city center

## Investment & Residency Advantage

Eligible for Cyprus PR (Permanent Residency) through property investment

Suitable for self-residence or long-term rental

14% VAT refund possible for qualified self-use buyers (subject to conditions)

