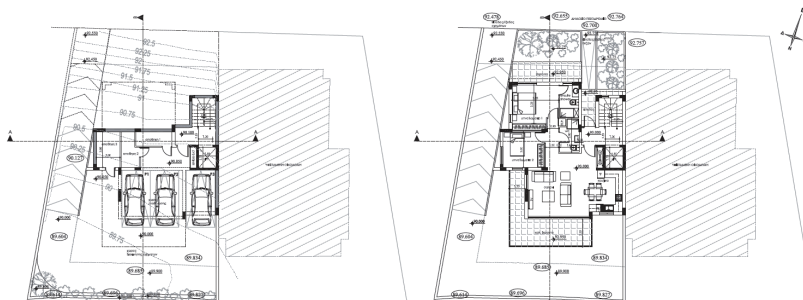




## Jia A Project Premium Residence in Agios Athanasios, Limassol

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 m2	Cov. Veranda m2	Uncov. Veranda m2	Garden m2	Storage room m2	Cover parking m2	Total area m2	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.** *A*

## 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

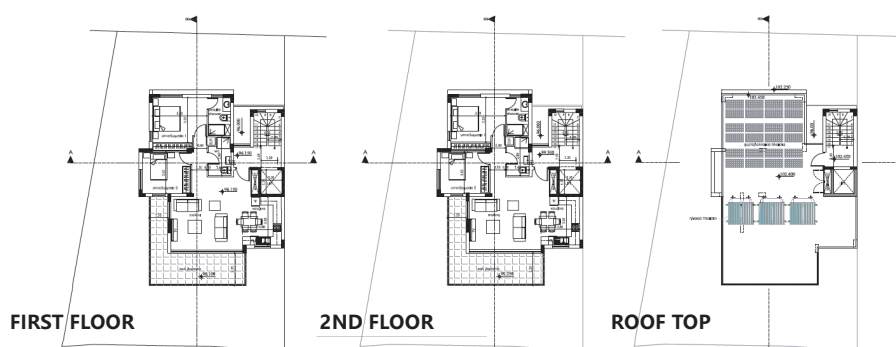
85 sqm outside area + 22 sqm covered veranda  
One apartment per floor — ensuring maximum privacy and exclusivity  
Private storage room and underground parking  
Full solar energy system for sustainable and cost-efficient living  
Private entrance lobby with elevator — no shared hallways  
Panoramic 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)



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