

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

For sale: Spacious off-plan apartment in the sought-after area of Agios Athanasios. Located on the second floor of a four-story building with convenient elevator access, this property offers 95 square meters of comfortable internal living space.



The apartment features three bright bedrooms and two modern bathrooms, ideal for families or professionals seeking extra space. The open-plan layout is designed with comfort in mind, allowing plenty of natural light to fill the living areas. Quality finishes will be used throughout, offering both style and practicality.

Residents can enjoy the communal swimming pool, perfect for relaxing or spending time with friends and family durin...

#### Property Info

Covered Area **95**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **31263**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Guest WC

#### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates:** **34.716462871799 / 33.073812382665**

## Price: €486 000 + VAT

VAT for this property is **€24,300** or **€92,340**. 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>€5 116.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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## Price change history

€486 000 on May 30, 2026



