

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

3-Bedroom Apartments - Comfortable, Functional, Elegant X

These residences offer an ideal balance of private and shared spaces, making them perfect for couples, small families, or those working from home.

The spacious open-plan living area flows seamlessly into the dining space and kitchen, with access to an expansive balcony—ideal for entertaining guests or enjoying unobstructed city and sea views. The master bedroom includes a private en-suite bathroom and ample wardrobe space, creating a calm, self-contained sanctuary. The second bedroom can serve as a guest room, children's room, or a home office.

Bathrooms feature stylish ceramic finishes, walk-in showers or ba...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>131</b>				
Covered Veranda	<b>30</b>			Reference Number	<b>2357</b>
Uncovered Veranda	<b>6</b>			Property type	<b>Apartment</b>
Floor Number	<b>3</b>	Pool	<b>Common, Yes</b>	Condition	<b>Brand New</b>
Total Number of Floors	<b>5</b>	Parking	<b>Covered, Yes</b>	Construction Year	<b>2025</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>2</b>
Air Conditioning	<b>All rooms, Yes</b>				

Amenities	Location
• Parking	<b>Location:</b> Limassol - Agios Athanasios      Region: <b>Limassol</b> Coordinates: <b>34.7154017 / 33.0574551</b>

## Price: €746 000 + VAT

VAT for this property is **€37,300** or **€141,740**. 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 Price per SQM	<b>None</b> <b>€5 695.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	---	-----------------	-------------

## Representative: MySpace

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

## Price change history

€862 000 on Dec 14, 2023  
€973 000 on Mar 9, 2025  
€846 000 on Aug 15, 2025  
€746 000 on Oct 30, 2025



