

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

2-Bedroom Apartments – Comfortable, Functional, Elegant 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 Ir | nfo                                   | Additional info   |                                   |
|------------------------|-----|----------------|---------------------------------------|-------------------|-----------------------------------|
| Covered Area           | 131 |                |                                       |                   |                                   |
| Covered Veranda        | 30  |                |                                       | Reference Number  | 2358                              |
| Uncovered Veranda      | 6   | Pool           | Pool Common, Yes Parking Covered, Yes | Property type     | Apartment Under Construction 2025 |
| Floor Number           | 4   |                |                                       | Condition         |                                   |
| Total Number of Floors | 5   | raikilig       |                                       | Construction Year |                                   |
| Energy Efficiency      | Α   |                |                                       | Bathrooms         | 2                                 |

## Amenities Location

• Parking Location: Limassol - Agios Athanasios Region: Limassol

All rooms, Yes

Coordinates: **34.7154017** / **33.0574551** 

Air Conditioning



Price: €860 000 + VAT

VAT for this property is €43,000 or €163,400. 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 | Excluded | Title transfer fee | None                     | Common ovnoncos | None |
|-----|----------|--------------------|--------------------------|-----------------|------|
|     |          | Price per SOM      | €6 565,00/m <sup>2</sup> | Common expenses | None |

## **Representative: MySpace**

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|---------------------|-------|------------|---|
| License number      | 1047  | Legal name | MYSPACE Real Estate/ A.SP.Thinkrealty Itd |

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## **Price change history**

€940 000 on Dec 14, 2023 €990 000 on Mar 9, 2025 €860 000 on Aug 15, 2025









