

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

This 3 Bedroom apartment is located in the famous Columbia area of Limassol, in the heart of the most cosmopolitan area of Cyprus. Luxurious complex surrounded by tranquil landscaped gardens, large terraces, recreation and entertainment areas, and an outdoor pool. Designed to feel part of the vibrant city center, but with maximum privacy. 

The project with a private rooftop pool and unobstructed sea views. Unique design and elegance. All residences are built to the highest standards; made from the finest materials and offer the added leisure and lifestyle amenities that make The project is an exceptional place to live.

### FEATURES:

Underfloor heating  
Video intercom...

Property Info	Plot / Area Info	Additional info	
Covered Area	<b>142</b>		
Covered Veranda	<b>24</b>		
Floor Number	<b>1</b>	Pool	<b>Common, Yes</b>
Total Number of Floors	<b>4</b>	Parking	<b>Yes</b>
Energy Efficiency	<b>A</b>		
Air Conditioning	<b>All rooms, Yes</b>		
Reference Number		<b>6159</b>	
Property type		<b>Apartment</b>	
Condition		<b>Pre-Owned</b>	
Construction Year		<b>2022</b>	
Bathrooms		<b>3</b>	

Amenities	Location
• Elevator	<b>Location:</b> Limassol - Agios Athanasios      Region: <b>Limassol</b> Coordinates: <b>34.7006061 / 33.0725478</b>

## Price: €635 000 + VAT

VAT for this property is **€31,750** or **€120,650**. 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>~€22 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 472.00/m<sup>2</sup></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>
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## Price change history

€696 000 on Dec 15, 2023  
€695 000 on Sep 11, 2024  
€696 200 on Sep 5, 2025  
€635 000 on Oct 28, 2025





