

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

Presenting a truly exceptional opportunity to own a luxurious 3-bedroom top-floor apartment, in an exclusive development located in the prestigious Ayios Athanasios area of Limassol, Cyprus. This stunning penthouse offers the perfect blend of sophisticated design, unparalleled comfort, and breathtaking sea views, making it the ideal choice for discerning buyers seeking a lifestyle of privacy and luxury.



#### Unmatched Living Space

With an expansive internal area of 108 sqm, this residence offers spacious, open-plan living, ideal for both family living and entertaining. The apartment features high-end finishes, including custom-designed kitchens, granite worktops, and porcelain fl...

#### Property Info

Covered Area	<b>273</b>
Covered Veranda	<b>61</b>
Uncovered Veranda	<b>61</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>A-107279</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

#### Amenities

- Guest WC

#### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates:** **34.705378813941 / 33.057041229316**

**Price: €950 000 + VAT**

VAT for this property is **€107,423** or **€180,500**. 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>€3 480.00/m<sup>2</sup></b>		

**Representative: FOX**

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

**Price change history**

€950 000 on Sep 4, 2023







