

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

For sale is a modern, key ready apartment in the sought-after Green Area of Germasoyeia. This spacious home offers an internal area of 118 m<sup>2</sup> and is thoughtfully designed for comfort and functionality. With three bright bedrooms and two stylish bathrooms, it is perfect for families or those looking for extra space.



Located on the second floor of a well-maintained four-storey building, the apartment is easily accessible by elevator. Built in 2025 with energy efficiency A, you can enjoy low running costs and a contemporary living environment.

Residents benefit from access to a communal swimming pool, ideal for relaxing or spending time with friends. The apartment's posi...

#### Property Info

Covered Area **118**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

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

#### Additional info

Reference Number **21249**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Guest WC

#### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
 Coordinates: **34.720036655956 / 33.06875522706**

## Price: €690 000 + VAT

VAT for this property is **€34,500** or **€131,100**. 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>€5 847.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€608 000 on Jul 1, 2024  
 €690 000 on Nov 21, 2024



