


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

For sale: A modern, under-construction apartment located in the sought-after area of Agios Athanasios. This top-floor home offers 95 square meters of internal space, maximized for both comfort and style. Featuring three bright bedrooms and a spacious bathroom, it is ideal for families or couples looking for extra space. The building is equipped with an elevator, ensuring easy and convenient access. 

Agios Athanasios is known for its calm residential atmosphere, offering a perfect blend of city proximity and peaceful living. The area boasts excellent amenities, with nearby shops, schools, and parks, making daily life both easy and enjoyable. Residents appreciate the new infrastruc...

### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>95</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>24218</b>     |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

- Gym

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates:** **34.716147932798 / 33.062230359825**

## Price: €650 000 + VAT

VAT for this property is **€32,500** or **€123,500**. 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>€6 842.00/m²</b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€550 000 on Oct 16, 2024  
 €480 000 on Oct 26, 2024  
 €595 000 on Jul 19, 2025  
 €650 000 on Oct 4, 2025

