

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

3-Bedroom Apartment- Comfortable, Functional, Elegant



This flat offers 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 bathtubs,...

#### Property Info

Covered Area	<b>126</b>
Covered Veranda	<b>26</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

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

#### Additional info

Reference Number	<b>1418</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

#### Amenities

- Parking

#### Location

**Location:** Limassol - Agios Athanasios    Region: **Limassol**  
**Coordinates:** **34.7154017 / 33.0574551**

## Price: €582 000 + VAT

VAT for this property is **€29,100** or **€110,580**. 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>€4 619.00/m<sup>2</sup></b>		

## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€618 772 on Sep 21, 2023  
 €619 000 on Dec 14, 2023  
 €670 000 on Mar 9, 2025  
 €582 000 on Aug 15, 2025



