

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

2-Bedroom Apartments – Comfortable, Functional, Elegant

These residences offer 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 ba...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>126</b>                     |
| Covered Veranda        | <b>26</b>                      |
| Floor Number           | <b>3</b>                       |
| Total Number of Floors | <b>5</b>                       |
| Energy Efficiency      | <b>A</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>23647</b>              |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

- Parking

### Location

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

## Price: €615 000 + VAT

VAT for this property is **€30,750** or **€116,850**. 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>€4 881.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                   |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€612 458 on Sep 21, 2023

€783 000 on Dec 14, 2023

€615 000 on Aug 15, 2025



