


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

This spacious and modern 3-bedroom apartment is located in the sought-after area of Agios Athanasios, currently under construction and designed for contemporary living. The apartment includes: 

95m<sup>2</sup> internal living space

25m<sup>2</sup> covered veranda

3m<sup>2</sup> storage room

15m<sup>2</sup> covered parking

Additional 37m<sup>2</sup> self-contained studio – perfect for guests, rental income, or a home office

40m<sup>2</sup> roof garden

Set on the 3rd floor of a secure, gated 3-storey building, the apartment comes with elevator access and premium lifestyle amenities.  
Exceptional Features:

Energy-efficient design (Rated A)

Secure gated complex

Resort-style fa...

### Property Info

Covered Area

**95**

Furnishing

**Unfurnished**

Air Conditioning

**All rooms, Yes**

### Plot / Area Info

Pool

**Yes**

Parking

**Covered, Yes**

### Additional info

Reference Number

**27972**

Property type

**Apartment**

Condition

**Brand New**

Bathrooms

**1**

**Location**

- Gym

**Location:** Limassol - Agios Athanasios Region: **Limassol**

Coordinates: **34.709053 / 33.050797**

## Price: €600 000 + VAT

VAT for this property is **€30,000** or **€114,000**. 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>€6 316.00/m²</b>		

## Representative: FOX

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## Price change history

€550 000 on Jan 22, 2025  
 €600 000 on Nov 18, 2025









