

## 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		Plot / Area Info		Additional info	
Covered Area	<b>95</b>	Pool	<b>Yes</b>	Reference Number	<b>27972</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Brand New</b>
				Bathrooms	<b>1</b>

- Gym

**Location**

**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 Price per SQM	<b>None</b> <b>€6 316.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€550 000 on Jan 22, 2025

€600 000 on Nov 18, 2025





