

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

This 3-bedroom ground floor apartment in Agios Nikolaos, Agios Athanasios, Limassol, features a spacious 98m<sup>2</sup> indoor area, a 100m<sup>2</sup> garden with sea views, and 5m<sup>2</sup> of storage space. The apartment includes a guest toilet, a bathroom, a new Bosch laundry system, and full AC split units. Enjoy modern living with a 65" TV, though there's no central heating or shutters. The property is conveniently located within walking distance of Grammar School. The third bedroom is small, perfect for a cozy space or office.

#### Property Info

Covered Area **98**  
 Energy Efficiency **B**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Yes**

#### Additional info

Reference Number **235781**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **1**  
 View **Sea view**

#### Amenities

#### Location

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

## Price: €390 000 + VAT

VAT for this property is **€19,500** or **€74,100**. 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>~€12 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 980.00/m<sup>2</sup></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

€390 000 on Mar 12, 2025









