

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

Discover a modern 3rd-floor apartment in Agios Athanasios, offering contemporary design and premium features. With a total internal area of 95 sq.m., it includes 3 spacious bedrooms, 3 bathrooms, a well-equipped kitchen, and a comfortable living room. Additionally, enjoy 25 sq.m. of covered verandas, a 40 sq.m. roof garden, and a 37 sq.m. studio, perfect for versatile use.



This off-plan property boasts an energy efficiency certificate of A, ensuring sustainable living. It includes air conditioning for your comfort, a closed parking space for convenience, and ample storage. The apartment’s prime location provides stunning views of the sea, mountains, and city, while being clos...

#### Property Info

Covered Area	<b>95</b>
Floor Number	<b>3</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Parking	<b>Yes</b>
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#### Additional info

Reference Number	<b>1172775</b>
Property type	<b>Apartment</b>
Bathrooms	<b>3</b>

#### Amenities

#### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates:** **34.7238613 / 33.05028615**

## Price: €550 000 + VAT

VAT for this property is **€27,500** or **€104,500**. 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>~€18 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 789.00/m<sup>2</sup></b>		

## Representative: Century 21

Registration number	<b>1141</b>	Email	<b>info@c21cy.com</b>
License number	<b>110/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35725267979</b>			

## Price change history

€550 000 on Mar 23, 2025



