

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

For sale brand new 3 b/r penthouse with sea and city views located in a private gated complex on the hill in Agios Athanasios area, with easy access to the highway. The internal area is 135 sq. m + 53 sq. m covered veranda and 138 sq. m roof garden with panoramic views. It consists of an open-plan kitchen connected with a dining and living area, 3 bedrooms (2 bedrooms en-suite with shower and bathtub) and a family bathroom. Upstairs, there is a spacious roof garden with BBQ area. It has an air conditioning system, underfloor heating, panoramic double-glazed windows, solar panels for hot water and photovoltaic for solar energy, an intercom system, covered parking and storage.

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### Property Info

Covered Area	<b>188</b>
Covered Veranda	<b>53</b>
Uncovered Veranda	<b>138</b>
Floor Number	<b>5</b>
Total Number of Floors	<b>5</b>
Furnishing	<b>Unfurnished</b>
Floor Type	<b>Laminate</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2025</b>
Bathrooms	<b>3</b>
View	<b>City view, Mountains view, Sea view</b>

### Amenities

### Location

- Air Conditioning
- Balcony
- BBQ zone
- Elevator
- Gym
- Heating
- Parking
- Pool
- Roof Garden
- Storage room

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

Coordinates: **34.71555 / 33.0602**

Price: €1 215 000 + VAT

VAT for this property is **€95,132** or **€230,850**. 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>
Title deed	<b>No Title</b>	Price per SQM	<b>€6 463.00/m²</b>		

Price change history

- €1 350 000 on Apr 15, 2025
- €1 215 000 on Oct 30, 2025







