

### 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. The bui...



#### 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/m<sup>2</sup></b> |                 |             |

**Price change history**

€1 350 000 on Apr 15, 2025

€1 215 000 on Oct 30, 2025







