

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

This modern penthouse combines clean architectural lines with comfort and practicality, offering a total of 200 m<sup>2</sup> of living space. The interior spans 130 m<sup>2</sup> and includes three well-proportioned bedrooms, a spacious open-plan living and dining area, and a custom-designed kitchen fitted with high-quality materials and finishes. The flooring throughout the property has been selected to meet the owner's bespoke taste, adding warmth and elegance to the space. ✖

An additional 70 m<sup>2</sup> is dedicated to private outdoor areas, including balconies and an exclusive-use roof garden, ideal for creating a personal retreat or hosting gatherings with unobstructed views of the surrounding area.

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### Property Info

Covered Area **130**  
Furnishing **Unfurnished**  
Heating **Underfloor Heating, Yes**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number **29280**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**  
View **Sea view**

### Amenities

• Guest WC

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.698617260518 / 33.060157299835**

Region: **Limassol**

## Price: €610 000 + VAT

VAT for this property is **€30,500** or **€115,900**. 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>€4 692.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

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## Price change history

€699 000 on Apr 17, 2025  
€658 000 on May 8, 2025  
€630 000 on May 31, 2025  
€610 000 on Nov 18, 2025





