


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

For sale: Modern three-bedroom apartment under construction in the sought-after area of Agios Athanasios. This property offers a generous internal area of 104 m<sup>2</sup> and is located on the first floor of a three-story building with an elevator for easy access. The apartment features a spacious open-plan layout, including a bright living and dining area that opens onto a balcony with city and sea views. 

The layout also provides three comfortable bedrooms and two well-appointed bathrooms, ideal for families or professionals. The property's energy efficiency rating of A ensures low running costs, and underfloor heating adds comfort throughout the year. Being offered unfurnished, it...

### Property Info

Covered Area	<b>104</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

Reference Number	<b>26801</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Elevator

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.692721032584 / 33.071873071761**

Region: **Limassol**

## Price: €650 000 + VAT

VAT for this property is **€32,500** or **€123,500**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 250.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€350 000 on Jun 20, 2025  
 €640 000 on Sep 28, 2025  
 €650 000 on Nov 6, 2025





