

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

- 3 bedrooms
- 2 W/C
- Internal area: 108 m<sup>2</sup>
- Covered veranda: 18 m<sup>2</sup>
- Uncovered veranda: 17 m<sup>2</sup>
- Floor level: 1st
- Fully furnished with Italian furniture
- Fully equipped with Bosch appliances
- Underfloor heating
- Electric shutters
- Full A/C in all rooms (VRV system)
- Barbecue area
- Storage room
- 2 covered parking spaces
- Certificate of Final Approval
- Construction year: 2021



### Property Highlights:

- Gated complex with pool, gym and landscaped garden
- Quiet residential area in Agios Athanasios, easy access to highway and city center...

### Property Info

Covered Area	<b>108</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>13164</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>
View	<b>City view</b>

- Gym

**Location**

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

Coordinates: **34.717277 / 33.05084**

## Price: €560 000 + VAT

VAT for this property is **€28,000** or **€106,400**. 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>~€19 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 185.00/m²</b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: +35722344842			

## Price change history

€530 000 on Jul 29, 2025  
 €560 000 on Oct 1, 2025







