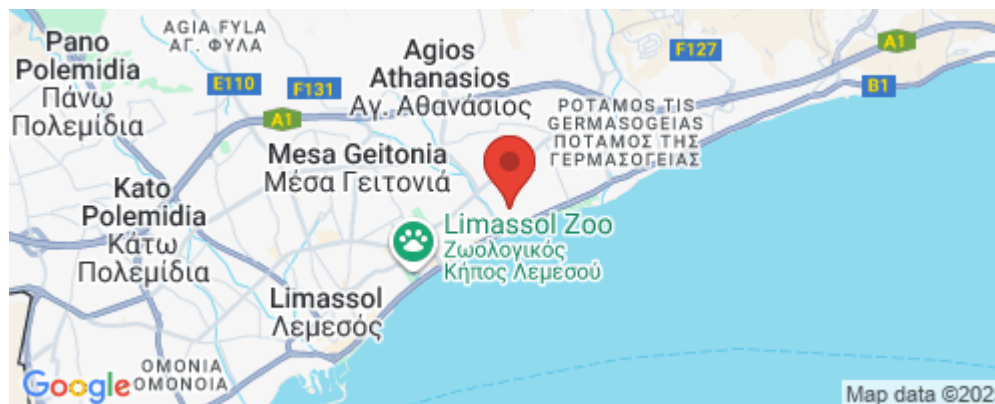


3 Bedroom Apartment for Sale in Limassol - Agios Athanasios

This modern 3-bedroom apartment is part of the exclusive development in Agios Athanasios, located on the second floor, just 300 meters from the beach and close to Columbia Beach, NOA, supermarkets like Lidl and Alphamega, as well as popular coffee shops.



With an internal area of 104.1 m² and a 26 m² covered veranda, the apartment offers comfortable living with features such as covered parking, a private storage room, underfloor heating, air conditioning, a solar water heater, a pressure water system, and provisions for a smart home system and security.

Property Info

Covered Area	130
Covered Veranda	26
Floor Number	2
Total Number of Floors	3
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number **8390**
Property type **Apartment**
Bathrooms **2**

Amenities

- Parking

Location

Location: Limassol - Agios Athanasios
Coordinates: **34.692156400153 / 33.071658609345**

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	Excluded	Title transfer fee	~€22 600.00	Common expenses	None
		Price per SQM	€5 000.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€650 000 on Aug 13, 2025





