


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

Top Floor, 3-Bed Flat with Roof Garden & Studio in Agios Athanasios, Limassol. Ideally located near schools, business centers, shopping, and easy highway access, the project is perfect for families and professionals seeking comfort and sophistication. 

Apartments for sale in Agios Athanasios area, Limassol. The main apartment is on the third floor, with internal covered area of 95 sqm. It consists of an open plan kitchen, living, dining area, a guest toilet, 3 bedrooms, a main bathroom and 2 covered verandas. On the terrace, there is a spacious roof garden with city views and a studio flat. The studio consists of a living & kitchen area in an open layout and shower room. In ...

#### Property Info

Covered Area **132**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **52778**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**  
 View **City view**

#### Amenities

- Gym

#### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
 Coordinates: **34.717615316089 / 33.062516273514**

## Price: €595 000 + VAT

VAT for this property is **€29,750** or **€113,050**. 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>€4 508.00/m<sup>2</sup></b> |                 |             |

## Representative: Kalogirou Real Estate

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number             | <b>569/E</b> | Legal name | <b>N/A</b>                          |
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## Price change history

€595 000 on Aug 21, 2025





