

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

A brand-new 3-bedroom penthouse with a total covered area of 205 m<sup>2</sup>, located in the prestigious and peaceful residential area of Agios Athanasios. The building was completed in 2024 and offers easy access to the highway, schools, supermarkets, and the beach — just a 7-8 minute walk away. ✖

### Property Layout & Features:

- ✓ Spacious living room with access to a large terrace
- ✓ Separate kitchen (option to combine with the living room)
- ✓ 3 bedrooms
- ✓ 1 bathroom + 1 WCs
- ✓ Private storeroom
- ✓ Exclusive private staircase to the roof with provisions for jacuzzi, BBQ area, and lounge

This penthouse is more than just a home — it is...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Floor Number           | <b>3</b>                       |
| Total Number of Floors | <b>3</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>8696</b>      |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Brand New</b> |
| Construction Year | <b>2024</b>      |
| Bathrooms         | <b>1</b>         |
| View              | <b>City view</b> |

### Amenities

- Roof Garden

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.698710503747 / 33.060243133424**

Region: **Limassol**

**Price: €610 000 + VAT**

|     |                 |                                     |                     |                 |             |
|-----|-----------------|-------------------------------------|---------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee<br>Price per SQM | <b>None<br/>N/A</b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---------------------|-----------------|-------------|

**Representative: RealDeal Estates**

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
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**Price change history**

€610 000 on Aug 23, 2025





