

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

Top Floor, 3+1 Bedroom Flat with Roof Garden in Agios Athanasios area, Limassol. Ideally located near schools, business centers, shopping, and easy highway access, the project is perfect for families and professionals seeking comfort and sophistication. ✖

Expansive, fourth floor apartment for sale in Agios Athanasios area, Limassol. Internal covered area of the apartment is 136 sqm, 53.5 sq.m covered verandas and 147.5 uncovered verandas (incl. roof garden). The apartment consists of an open plan kitchen, living, dining area, big covered/uncovered veranda, guest toilet, shower room, 2 bedrooms-one of them with veranda access (uncovered) and master en suite bedroom with private verand...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area **136**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

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

Reference Number **52838**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**  
 View **City view**

#### Amenities

#### Location

- Guest WC

**Location:** Limassol - Agios Athanasios  
 Coordinates: **34.703118665264 / 33.058894839687**

Region: **Limassol**

## Price: €1 250 000 + VAT

VAT for this property is **€62,500** or **€237,500**. 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>€9 191.00/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>
Phone: <b>+35724003723</b>			

## Price change history

€1 250 000 on Aug 26, 2025











