

### 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. ✖

Comfortable apartment for sale in Agios Athanasios area, Limassol. Internal covered area of the apartment is 125 sqm, plus 45 sq.m covered and 61 sq.m uncovered verandas. The apartment consists in an open layout living, dining, kitchen area. The kitchen has access to a covered balcony. There is also a main big veranda, shower room, 3 bedrooms, two of them en suite, and another covered veranda, which can be converted into fourth bedr...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area **125**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

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

Reference Number **52845**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **3**  
 View **City view**

#### Amenities

#### Location

- Guest WC

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

Region: **Limassol**

## Price: €1 100 000 + VAT

VAT for this property is **€55,000** or **€209,000**. 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>€8 800.00/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

€1 100 000 on Aug 26, 2025











