

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

Stunning, Three Bedroom Apartment for sale 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. 

First floor apartment for sale in Agios Athanasios area, Limassol. It consists of an open plan kitchen, living, dining area, guest wc, 3 bedrooms, master bedroom is en suite with shower & with veranda access, a main bathroom and a big covered/ uncovered veranda. Additionally, one covered parking and store room are assigned to the apartment.

The property is part of a stylish triple storey apartment building of just 6 x apar...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area  
Heating  
Air Conditioning

**106**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

Parking **Covered, Yes**

Reference Number **52862**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

#### Amenities

#### Location

- Guest WC

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.700580227805 / 33.071362549015**

Region: **Limassol**

## Price: €570 000 + VAT

VAT for this property is **€28,500** or **€108,300**. 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>€5 377.00/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

€570 000 on Aug 27, 2025







## 1st Floor



APARTMENT NO.	101	102
BEDROOMS	2 + 1	3
COVERED INDOOR AREA	88m <sup>2</sup>	105.9m <sup>2</sup>
COVERED VERANDA AREA	26.6m <sup>2</sup>	31m <sup>2</sup>
STORE ROOM AREA	4.5m <sup>2</sup>	4.5m <sup>2</sup>
COMMON ROOM AREA	12m <sup>2</sup>	14.5m <sup>2</sup>
UN-COVERED VERANDA AREA	14m <sup>2</sup>	29m <sup>2</sup>
<b>TOTAL COVERED AREA</b>	<b>131.1m<sup>2</sup></b>	<b>155.9m<sup>2</sup></b>



## 2nd Floor



APARTMENT NO.	201	202
BEDROOMS	2 + 1	3
COVERED INDOOR AREA	88m <sup>2</sup>	105.9m <sup>2</sup>
COVERED VERANDA AREA	26.6m <sup>2</sup>	31m <sup>2</sup>
STORE ROOM AREA	4.5m <sup>2</sup>	5.5m <sup>2</sup>
COMMON ROOM AREA	12m <sup>2</sup>	14.5m <sup>2</sup>
UN-COVERED VERANDA AREA	-	-
<b>TOTAL COVERED AREA</b>	<b>131.1m<sup>2</sup></b>	<b>154.9m<sup>2</sup></b>



## 3rd Floor



APARTMENT NO.	301	302
BEDROOMS	2 + 2	3 + 1
COVERED INDOOR AREA	88m <sup>2</sup>	105.9m <sup>2</sup>
COVERED ROOF AREA	22m <sup>2</sup>	27m <sup>2</sup>
COVERED VERANDA AREA	26.6m <sup>2</sup>	31m <sup>2</sup>
STORE ROOM AREA	5.5m <sup>2</sup>	6m <sup>2</sup>
COMMON ROOM AREA	12m <sup>2</sup>	14.5m <sup>2</sup>
UN-COVERED VERANDA AREA	-	29m <sup>2</sup>
UN-COVERED ROOF TERRACE	63m <sup>2</sup>	66m <sup>2</sup>
<b>TOTAL COVERED AREA</b>	<b>154.1m<sup>2</sup></b>	<b>186.4m<sup>2</sup></b>



## Roof Floor



APARTMENT NO.	301	302
BEDROOMS	2 + 2	3 + 1
COVERED INDOOR AREA	88m <sup>2</sup>	105.9m <sup>2</sup>
COVERED ROOF AREA	22m <sup>2</sup>	27m <sup>2</sup>
COVERED VERANDA AREA	26.6m <sup>2</sup>	31m <sup>2</sup>
STORE ROOM AREA	5.5m <sup>2</sup>	6m <sup>2</sup>
COMMON ROOM AREA	12m <sup>2</sup>	14.5m <sup>2</sup>
UN-COVERED VERANDA AREA	-	29m <sup>2</sup>
UN-COVERED ROOF TERRACE	63m <sup>2</sup>	66m <sup>2</sup>
<b>TOTAL COVERED AREA</b>	<b>154.1m<sup>2</sup></b>	<b>184.4m<sup>2</sup></b>

