

## 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. X

Third 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 (covered), a main bathroom, spacious covered/uncovered veranda and big roof garden. The roof garden consists of the veranda area and one room en suite with shower which can be used as a fourth bedroom. Furthermore, a covered...

### Property Info

Covered Area

**133**

Heating

**Underfloor Heating, Yes**

Air Conditioning

**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number **52864**

Property type **Apartment**

Condition **Brand New**

Bathrooms

**3**

View

**City view**

### Amenities

• Guest WC

### Location

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.700580227805 / 33.071362549015**

## Price: €795 000 + VAT

VAT for this property is **€39,750** or **€151,050**. 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<br>Price per SQM | <b>None</b><br><b>€5 977.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€795 000 on Aug 28, 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>156.9m<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>184.4m<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> |

