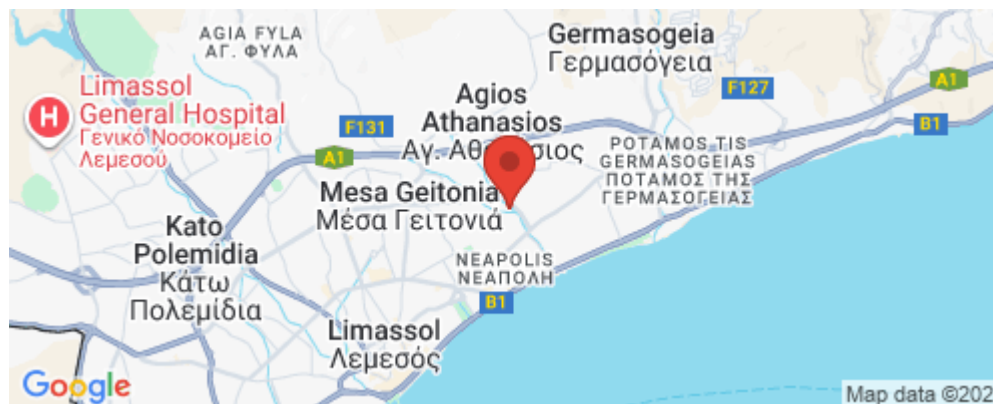


3 Bedroom Apartment for Sale in Limassol - Agios Athanasios

Three-bedroom apartment with an internal area of 128 m² is located on the third floor of a four-story building.



The perfect combination of commercial properties and residential residences on a single site. All functional areas are seamlessly integrated, providing business owners the opportunity to acquire both offices and apartments. This “live and work” concept allows them to save valuable time — because, as we all know, time is money.

The complex is situated in Agios Athanasios, Limassol, surrounded by key business hubs, including: Porsche, Soul Publishing, Brain Rocket.

Everything you need is within walking distance: Grocery stores, cafes, pharmacies...

Property Info

Covered Area	154
Covered Veranda	26
Uncovered Veranda	1
Floor Number	3
Total Number of Floors	4
Heating	Underfloor Heating, Yes

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	8939
Property type	Apartment
Bathrooms	2

Amenities

Location



- Parking

Location: Limassol - Agios Athanasios Region: **Limassol**
Coordinates: **34.697672 / 33.0627288**

www.index.cy - All Cyprus Real Estate

Price: €1 005 000 + VAT

VAT for this property is **€53,905** or **€190,950**. 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	Excluded	Title transfer fee	~€36 800.00	Common expenses	None
		Price per SQM	€6 526.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€1 005 000 on Sep 16, 2025



