


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

Three-bedroom apartment with an internal area of 128 m<sup>2</sup> 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	<b>154</b>
Covered Veranda	<b>26</b>
Uncovered Veranda	<b>1</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>
Heating	<b>Underfloor Heating, Yes</b>

#### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>8939</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

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

## 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	<b>Excluded</b>	Title transfer fee	<b>~€36 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 526.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€1 005 000 on Sep 16, 2025





