

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

This spacious ground floor apartment with private entrance offers the perfect combination of comfort and convenience in one of Limassol's most desirable residential areas. Ideal for families or as an investment property, it is part of a gated community with a communal swimming pool and secure parking. 

Key features:

- ✓ Covered area: 152 m<sup>2</sup>
- ✓ 3 bedrooms
- ✓ 2 bathrooms (1 with bathtub, 1 with shower)
- ✓ Private entrance
- ✓ Electrical shutters
- ✓ Communal swimming pool
- ✓ Gated complex with parking
- ✓ Year of construction: 1995
- ✓ Title deed available

□ Price: €460,000

### Property Info

Covered Area **152**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Uncovered, Yes**

### Additional info

Reference Number **9087**  
Property type **Apartment**  
Condition **Pre-Owned**  
Construction Year **1991-2000**  
Bathrooms **2**

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
Coordinates: **34.691556537022 / 33.07320356369**

## Price: €460 000 + VAT

VAT for this property is **€23,847** or **€87,400**. 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>~€15 000.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 026.00/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

€500 000 on Sep 24, 2025

€460 000 on Jan 21, 2026









