

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

Bright and contemporary three-bedroom apartment in a quiet, green neighborhood. Just 700 meters from the Grammar School and with easy highway access, offering convenience and comfort. X

- Spacious open-plan layout
- High-quality finishes, energy-efficient materials (Energy class A)
- Access to gym, swimming pool, sundeck, and amenities
- Private covered parking and storage

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>152</b>                     |
| Covered Veranda        | <b>42</b>                      |
| Floor Number           | <b>2</b>                       |
| Total Number of Floors | <b>3</b>                       |
| Energy Efficiency      | <b>A</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>10792</b>     |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

| Amenities | Location  |                         |
|-----------|---|-------------------------|
| • Parking | <b>Location:</b> Limassol - Agios Athanasios<br>Coordinates: <b>34.714348279516 / 33.048816928739</b> | Region: <b>Limassol</b> |

## Price: €590 000 + VAT

VAT for this property is **€30,587** or **€112,100**. 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>~€20 200.00</b><br><b>€3 882.00/m<sup>2</sup></b> | Common expenses | <b>None</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> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€590 000 on Dec 11, 2025



