



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

This exclusive three-bedroom penthouse offers luxury living in a highly desirable area of Agios Athanasios, Limassol. Nestled in a quiet, green neighborhood while being close to all essential amenities, it combines tranquility with convenience. Just 700 meters from the popular Grammar School and with easy access to the highway, this residence is perfect for sophisticated urban living.



#### Penthouse Highlights:

- Three spacious bedrooms
- Private roof terrace with panoramic views
- Contemporary open-plan layout
- High-quality finishes and energy-efficient materials (Energy class A)
- Access to shared amenities including a ground floor gym, swimmin...

#### Property Info

Covered Area	<b>164</b>
Covered Veranda	<b>51</b>
Uncovered Veranda	<b>74</b>
Floor Number	<b>3</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>10793</b>
Property type	<b>Apartment</b>
Bathrooms	<b>3</b>

#### Amenities

- Roof Garden

#### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates: 34.714348279516 / 33.048816928739**



## Price: €760 000 + VAT

VAT for this property is **€47,083** or **€144,400**. 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>~€27 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 634.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€760 000 on Dec 11, 2025



