

## 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	Plot / Area Info	Additional info
Covered Area	<b>134</b>	
Covered Veranda	<b>21</b>	
Uncovered Veranda	<b>25</b>	
Floor Number	<b>3</b>	Pool
Total Number of Floors	<b>3</b>	Parking
Energy Efficiency	<b>A</b>	<b>Common, Yes</b>
Heating	<b>Underfloor Heating, Yes</b>	<b>Covered, Yes</b>
		Reference Number
		<b>10794</b>
		Property type
		<b>Apartment</b>
		Bathrooms
		<b>3</b>

Amenities	Location	
• Roof Garden	<b>Location:</b> Limassol - Agios Athanasios Coordinates: <b>34.714348279516 / 33.048816928739</b>	Region: <b>Limassol</b>

## Price: €730 000 + VAT

VAT for this property is **€36,500** or **€138,700**. 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 Price per SQM	<b>~€25 800.00</b> <b>€5 448.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€730 000 on Dec 11, 2025



