

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

Modern Apartment in Agios Athanasios - Prime Location!

Located in one of the most demanded areas of Agios Athanasios, this property offers comfort, practicality, and excellent investment potential. Just minutes from all amenities and services.

### Property Features

- Open-plan kitchen, sitting & dining area
- Main bathroom
- 3 spacious bedrooms - one with en-suite WC & shower
- Dedicated laundry space (washer & dryer)
- Private roof garden with BBQ area + WC & shower
- 1 parking space (potential for two spaces)
- 1 storage room

Ready to move in with separate title deed available

### Areas

?...

| Property Info     |            | Plot / Area Info |                     | Additional info   |                  |
|-------------------|------------|------------------|---------------------|-------------------|------------------|
| Covered Area      | <b>118</b> |                  |                     | Reference Number  | <b>14357</b>     |
| Energy Efficiency | <b>N/A</b> | Parking          | <b>Covered, Yes</b> | Property type     | <b>Apartment</b> |
|                   |            |                  |                     | Condition         | <b>Brand New</b> |
|                   |            |                  |                     | Construction Year | <b>2023</b>      |
|                   |            |                  |                     | Bathrooms         | <b>2</b>         |

### Amenities

- Storage room

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**

## Price: €685 000 + VAT

VAT for this property is **€34,250** or **€130,150**. 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>None</b><br><b>€5 805.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: 4BuyandSell

|                            |            |            |                             |
|----------------------------|------------|------------|-----------------------------|
| Registration number        | <b>996</b> | Email      | <b>info@4buyandsell.com</b> |
| License number             | <b>506</b> | Legal name | <b>N/A</b>                  |
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## Price change history

€685 000 on Dec 13, 2025





