

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

This exceptional three-bedroom penthouse is offered for sale in a highly sought-after residential area. Situated within a secure gated complex, the property combines privacy, comfort, and a strong sense of community. The penthouse is spacious and thoughtfully designed, featuring three well-appointed bedrooms, two bathrooms, and a guest toilet. The master bedroom benefits from an en-suite bathroom, while the two additional bedrooms share a modern family bathroom. The family living and dining area creates a bright and welcoming interior, suitable for both everyday living and entertaining, and is complemented by a contemporary open-plan kitchen. One of the property's standout features is t... X

### Property Info

Covered Area	<b>137</b>
Covered Veranda	<b>26</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>15683</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2024</b>
Bathrooms	<b>2</b>

### Amenities

Location
<b>Location:</b> Limassol - Agios Athanasios Region: <b>Limassol</b>
Coordinates: <b>34.717043 / 33.05088</b>

## Price: €690 000 + VAT

VAT for this property is **€34,500** or **€131,100**. 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 Price per SQM	<b>~€24 200.00</b> <b>€5 036.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
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## Price change history

€690 000 on Dec 17, 2025







