



### 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...



#### 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

- Parking

#### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
Coordinates: **34.717043 / 33.05088**



## Price: €630 000 + VAT

VAT for this property is **€31,500** or **€119,700**. 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	<b>~€21 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 599.00/m<sup>2</sup></b>		

## 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>
Phone:	<b>+35726080180, +35797612926</b>		

## Price change history

€690 000 on Dec 17, 2025

€630 000 on Apr 25, 2026







