

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

For sale: Modern three-bedroom apartment under construction, offering 123 m<sup>2</sup> of comfortable living space. This bright third-floor home is located in Agios Athanasios, one of the most sought-after residential areas. The apartment features an open-plan layout with plenty of natural light, two well-appointed bathrooms, and a spacious living area suited for families or professionals. 

Enjoy the added convenience of underfloor heating throughout, as well as the peace of mind that comes with energy efficiency class A. The property is unfurnished, allowing you to design and furnish the space according to your personal taste. An elevator provides easy access to this top-floor unit, ensurin...

#### Property Info

Covered Area **123**  
 Furnishing **Unfurnished**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **32700**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Balcony

#### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
 Coordinates: **34.713418 / 33.067631**

## Price: €520 000 + VAT

VAT for this property is **€26,000** or **€98,800**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 228.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€520 000 on Feb 6, 2026



