

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

This modern 2+1 bedroom apartment offers spacious and comfortable living in the prestigious residential area of Agios Athanasios, Limassol. Designed with contemporary architecture and high construction standards, it combines functionality, style, and energy efficiency for a modern lifestyle.

The apartment features a bright open-plan living and dining area connected to a modern kitchen, creating a welcoming and practical living space. In addition to two spacious bedrooms, the apartment includes an additional room that can be used as an office, guest room, or third bedroom. Large windows and generous verandas allow natural light to fill the interiors while providing pleasant outdoor ...

#### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>123</b> |
| Covered Veranda        | <b>32</b>  |
| Floor Number           | <b>1</b>   |
| Total Number of Floors | <b>3</b>   |
| Energy Efficiency      | <b>A</b>   |

#### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

#### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>243001</b>             |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2027</b>               |
| Bathrooms         | <b>2</b>                  |

#### Amenities

- Parking

#### Location

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

## Price: €425 000 + VAT

VAT for this property is **€21,250** or **€80,750**. 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>€3 455.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|                     |                                   |            |  |
|---------------------|-----------------------------------|------------|--|
| Registration number | <b>229/E</b>                      | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number      | <b>1047</b>                       | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |  |

## Price change history

€425 000 on Mar 6, 2026



