


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

For sale off-plan, this modern apartment offers a comfortable internal space of 119 m<sup>2</sup>. The layout includes three spacious bedrooms and three bathrooms, providing convenience and privacy for families or professionals. Located on the first floor of a three-story building with an elevator, this south-facing apartment captures natural light throughout the day and features city, panoramic, and sea views. 

Agios Athanasios is a sought-after area known for its peaceful atmosphere and easy access to key destinations. The neighborhood is close to the highway, making travel simple, and offers a variety of amenities such as shops, schools, and restaurants within a short distance.

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### Property Info

Covered Area **119**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **30479**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **3**  
 View **Sea view**

### Amenities

- BBQ zone

### Location

**Location:** Limassol - Agios Athanasios  
 Coordinates: **34.713429306532 / 33.052331148917**

Region: **Limassol**

## Price: €622 000 + VAT

VAT for this property is **€31,100** or **€118,180**. 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>€5 227.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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## Price change history

€622 000 on Mar 27, 2026

