



## for Sale in Limassol - Agios Athanasios

For sale: An impressive modern duplex currently under construction in the sought-after area of Agios Athanasios. With a spacious internal area of 140 m<sup>2</sup>, this home offers a thoughtful open layout with three comfortable bedrooms and three stylish bathrooms. The property is scheduled for completion in 2026, giving buyers the advantage of owning a brand new home equipped with the latest features.



Located off Kolonakiou Below Highway ,close to Potamos Germasogieas, and a 10 minute walk to the beach.

### PROPERTY HIGHLIGHTS

SECOND LEVEL PRIVATE CUSTOM BUILT SWIMMING POOL

ROOF GARDEN

SEA VIEWS

3rd & 4th floor of duplex accessible by elevator

Total s...

### Property Info

Covered Area	<b>140</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>33958</b>
Property type	
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates:** **34.700231410064 / 33.070211965607**



## Price: €1 350 000 + VAT

VAT for this property is **€67,500** or **€256,500**. 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>€9 643.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€1 350 000 on Jun 7, 2026















