

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

Located in the exclusive Sfalangiotisa area of Ayios Athanasios minutes away from all amenities and Foley Private School and easy access to Limassol Center.. This unique building of 3 floors consisting a total of 8 one two bedroom apartments and 2 luxury penthouses. The building has elegant facades covered with a bright shade of material. Deliberately asymmetric modulation of the openings gives the volume of the building movement and depth emphasized by the cut of niches which maximize the view from inside the rooms. Full height windows guarantee maximum brightness shading and sun protection will be provided by nicely designed blinds and curtains. A very light and elegant glass railings w...

### Property Info

Covered Area	<b>90</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

### Additional info

Reference Number	<b>VL20210</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Balcony

### Location

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

## Price: €960 000 + VAT

VAT for this property is **€48,000** or **€182,400**. 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>€10 667.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€345 000 on Nov 3, 2023  
€960 000 on Apr 13, 2024

