

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

Located in one of the most prestigious areas in Limassol, agios athanasios.

This beauty features 12 apartments, 6 one bedrooms & 6 two bedrooms creating a peaceful merge of highly demanded units in the heart of the city.

Captivating a luxurious lifestyle, this new development sets the standards really high to mark another magnificent project.

### THE ARCHITECTURAL STYLE

Each building vibes out differently with its own identity! From the wooden elements, to the concrete finishing in the facade.

To add an extra style of luxury, beautified the building with a communal pool and a barbecue area so that residents can enjoy and unwind



### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>91</b>             |
| Covered Veranda        | <b>12</b>             |
| Floor Number           | <b>1</b>              |
| Total Number of Floors | <b>3</b>              |
| Energy Efficiency      | <b>A</b>              |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                    |
|---------|--------------------|
| Pool    | <b>Common, Yes</b> |
| Parking | <b>Yes</b>         |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>4286</b>               |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

- Elevator

### Location

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.710822128671 / 33.055495062803**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>€3 516.00/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

€294 000 on Dec 15, 2023  
 €300 000 on Jan 24, 2024  
 €336 000 on Feb 6, 2025  
 €320 000 on Apr 11, 2025

