

2 Bedroom Apartment for Sale in Limassol - Agios Athanasios

Welcome to our exquisite 2-bedroom apartment nestled in the heart of Germasogia, Limassol, where contemporary elegance meets comfort and convenience.



Each meticulously crafted apartment is a testament to modern living, designed to encapsulate the essence of luxury and functionality. The architectural finesse blends seamlessly with the natural beauty of the surroundings, offering residents a serene and captivating living experience.

Property Info

|                        |     |
|------------------------|-----|
| Covered Area           | 108 |
| Covered Veranda        | 26  |
| Uncovered Veranda      | 4   |
| Floor Number           | 1   |
| Total Number of Floors | 3   |
| Energy Efficiency      | A   |

Plot / Area Info

Parking Yes

Additional info

|                   |                    |
|-------------------|--------------------|
| Reference Number  | 6402               |
| Property type     | Apartment          |
| Condition         | Under Construction |
| Construction Year | 2025               |
| Bathrooms         | 2                  |
| View              | Mountains view     |

Amenities

- Elevator

Location

Location: Limassol - Agios Athanasios  
Coordinates: 34.721887724222 / 33.068104252086

Region: Limassol

## Price: €365 000 + VAT

VAT for this property is **€18,250** or **€69,350**. 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>€3 380.00/m²</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

€315 000 on Jan 5, 2024  
 €340 000 on Jul 19, 2024  
 €325 000 on Sep 26, 2024  
 €340 000 on Dec 12, 2024  
 €365 000 on Dec 3, 2025

