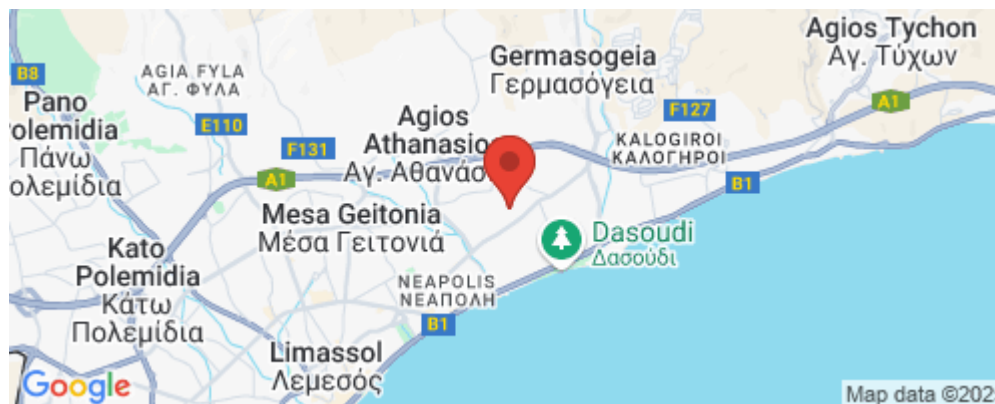


## 4 Bedroom Apartment for Sale in Limassol - Agios Athanasios

This project is located in the famous Columbia area of Limassol, in the heart of the most cosmopolitan area of Cyprus. Luxurious complex surrounded by tranquil landscaped gardens, large terraces, recreation and entertainment areas, and an outdoor pool. Designed to feel part of the vibrant city center, but with maximum privacy.



The project consists of three buildings that house 1, 2 and 3-bedroom apartments and deluxe 3-bedroom penthouses, with a private rooftop pool and unobstructed sea views. Unique design and elegance. All residences are built to the highest standards; made from the finest materials and offer the added leisure and lifestyle amenities that make The Pal...

### Property Info

Covered Area	<b>153</b>
Covered Veranda	<b>35</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
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### Additional info

Reference Number	<b>6168</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2022</b>
Bathrooms	<b>3</b>

### Amenities

- Elevator

### Location

**Location:** Limassol - Agios Athanasios    Region: **Limassol**  
**Coordinates: 34.7006061 / 33.0725478**

## Price: €1 200 000 + VAT

VAT for this property is **€63,294** or **€228,000**. 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.

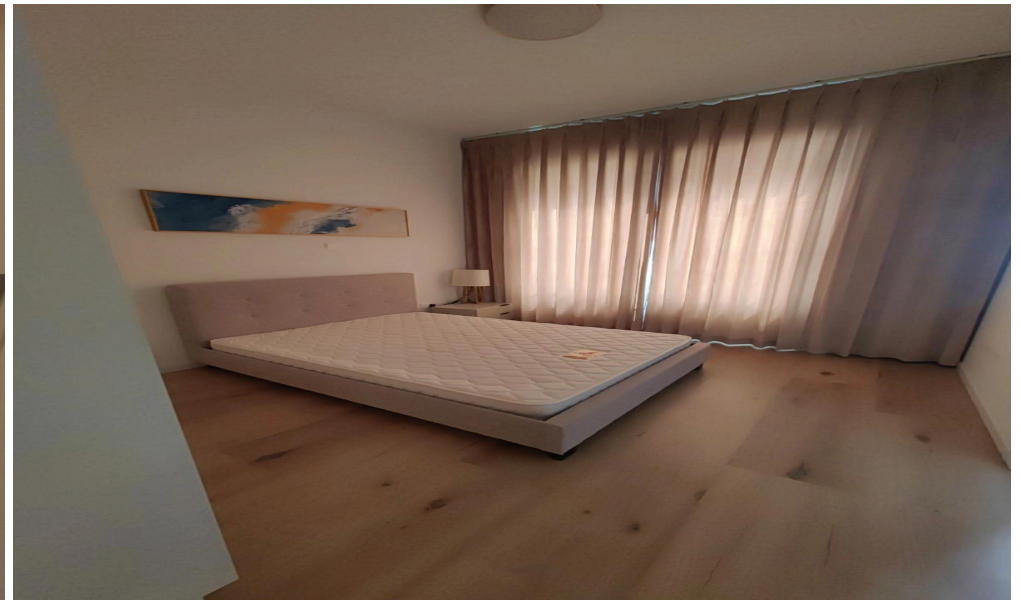
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 843.00/m²</b>		

## 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

€1 100 000 on Jan 25, 2024  
 €1 200 000 on Jan 18, 2025









BUILDING B  
FLOORS 1, 2, 3

Apartment No.	101/ 201/ 301	102/ 202/ 302	103/ 203/ 303	104/ 204/ 304
Bedrooms	1	1	2	2
Covered Indoor Area M <sup>2</sup>	55	55	97	97
Covered Veranda Area M <sup>2</sup>	14	14	30	30
Store Room Area M <sup>2</sup>	3.7	3.7	6.8	6.8
Covered Parking Spaces	1	1	1	1
Common Area M <sup>2</sup>	9	9	18	18
Total Covered Area M <sup>2</sup>	91.7	91.7	149.8	149.8

100% FINISHED GROUP

