

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

A luxury 3+ bed all en suite fully furnished apartment, part of a highly sought after autonomous club style residential complex - located in a quiet cul-de-sac in the heart of Agios Athanasios only 750m from the sea and close to all amenities with easy access to the highway. The apartment is equipped with intercoms, bell functions, 24hr CCTV video surveillance, Smart Home system, offering advanced lighting control systems and electrical appliances. The Smart Home system is controlled with digital touch screen or remotely via smart phone. High end quality furnishings include and are not limited to:

- Underfloor heating system by DEVI (water)
- VRV condit...



#### Property Info

Covered Area **140**  
 Covered Veranda **36**  
 Total Number of Floors **4**  
 Furnishing **Furnished**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **A-124073**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **4**

#### Amenities

- Balcony

#### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
 Coordinates: **34.67563003 / 33.0435516**

**Price: €1 375 000 + VAT**

VAT for this property is **€68,750** or **€261,250**. 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>~€51 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 821.00/m<sup>2</sup></b>		

**Representative: FOX**

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

**Price change history**

€1 375 000 on Jul 13, 2023











