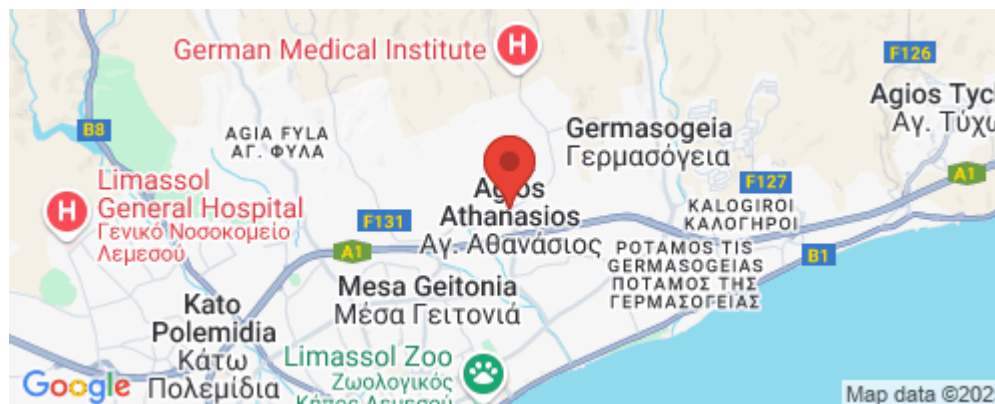


## 2 Bedroom Apartment for Sale in Limassol - Agios Athanasios

- 2 bedrooms
- 2 W/C
- Internal Area 95m2
- Covered Veranda 24.5m2
- Covered Parking
- Storage
- Easy access to Limassol City Centre and all facilities
- Easy access to Highway connecting all cities
- Very quiet neighborhood
- Modern area with new houses
- Close to local and private schools



### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>95</b>                   |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

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

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>4557</b>      |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Gym

### Location

**Location:** Limassol - Agios Athanasios    Region: **Limassol**  
**Coordinates: 34.7109373 / 33.0597452**

## Price: €405 000 + VAT

VAT for this property is **€20,250** or **€76,950**. 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>€4 263.00/m<sup>2</sup></b> |                 |             |

## Representative: Kadis Estates

|                     |             |            |                          |
|---------------------|-------------|------------|--------------------------|
| Registration number | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number      | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: +35722344842 |             |            |                          |

## Price change history

€415 000 on Apr 9, 2024  
€435 000 on Jul 19, 2024  
€405 000 on Oct 12, 2024

