

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

A new project located in the prestigious residential area in Agios Athanasios, Limassol. Located 3 minutes from the Highway, 6 minutes from the Beach. The project consists of 6 luxury apartments.

#### AVAILABILITY

Apartment 1st floor

Internal area 97 sq.m.

Covered veranda 35 sq.m.

Roof garden 72 sq.m.

Status Project: PERMITS ISSUED. Construction to start by NOV 2024.

#### Property Info

#### Plot / Area Info

Covered Area **132**

#### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>50404</b>              |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>2</b>                  |

#### Amenities

- Roof Garden

#### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**

**Price: €590 000 + VAT**

VAT for this property is **€29,500** or **€112,100**. 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>€4 470.00/m<sup>2</sup></b> |                 |             |

**Representative: 1st Class Homes**

Registration number

**690**

Email

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License number

**367/E**

Legal name

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€590 000 on May 26, 2024

