

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

The 2 Bedroom Apartment responds to the multi-layered needs of young couples or families by creating a residential ecosystem on one of the most  imposing hills of Limassol, in the privileged area of Agios Athanasios.

Being in one of the most attractive of locations in Limassol, the project offers proximity to many amenities and direct passage to the motorway, connecting itself to the other cities.

Each apartment is meticulously designed with open spaces and large verandas.

The project residents from the 2nd floor and above can enjoy magnificent sea views of the Mediterranean.

Penthouse owners can will also enjoy their private roof garden each with its private po...

| <b>Property Info</b>   |           | <b>Plot / Area Info</b> |                     | <b>Additional info</b> |                           |
|------------------------|-----------|-------------------------|---------------------|------------------------|---------------------------|
| Covered Area           | <b>96</b> |                         |                     | Reference Number       | <b>231749</b>             |
| Covered Veranda        | <b>20</b> |                         |                     | Property type          | <b>Apartment</b>          |
| Floor Number           | <b>1</b>  | Parking                 | <b>Covered, Yes</b> | Condition              | <b>Under Construction</b> |
| Total Number of Floors | <b>3</b>  |                         |                     | Construction Year      | <b>2027</b>               |
| Energy Efficiency      | <b>A</b>  |                         |                     | Bathrooms              | <b>2</b>                  |

| <b>Amenities</b> | <b>Location</b>  |                         |
|------------------|--|-------------------------|
| • Parking        | <b>Location:</b> Limassol - Agios Athanasios<br><b>Coordinates:</b> 34.712972167123 / 33.05400514294 | Region: <b>Limassol</b> |

## Price: €315 000 + VAT

VAT for this property is **€15,750** or **€59,850**. 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>€3 281.00/m<sup>2</sup></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

€305 000 on Jul 13, 2024

€315 000 on Feb 6, 2025



