

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

Discover a unique two bedroom flat, available for sale in Agios Athanasios area. The property covers 77 sqm internal area with 19 sqm covered veranda. It comprises of a large living room, an open plan kitchen, two spacious and vibrant bedrooms, with one en-suite shower and the main shower room. The flat is situated on the fourth floor of a four-story building and comes with one covered parking space and a storage unit.



| Property Info    |                                | Plot / Area Info |                     | Additional info  |                  |
|------------------|--------------------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>77</b>                      | Pool             | <b>Yes</b>          | Reference Number | <b>23811</b>     |
| Heating          | <b>Underfloor Heating, Yes</b> | Parking          | <b>Covered, Yes</b> | Property type    | <b>Apartment</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |                  |                     | Condition        | <b>Brand New</b> |
|                  |                                |                  |                     | Bathrooms        | <b>2</b>         |

| Amenities | Location  |                         |
|-----------|---|-------------------------|
| • Balcony | <b>Location:</b> Limassol - Agios Athanasios<br>Coordinates: <b>34.717672808281 / 33.049393623685</b> | Region: <b>Limassol</b> |

## Price: €494 000 + VAT

VAT for this property is **€24,700** or **€93,860**. 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<br>Price per SQM | <b>None</b><br><b>€6 416.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€535 000 on Aug 29, 2024

€494 000 on Nov 28, 2024

