

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

### 2-Bedroom Apartment

This two-bedroom apartment is ideal for couples, small families, or investors seeking a property with strong long-term appeal. The living and dining area is open and well-proportioned, creating a welcoming space for both everyday life and entertaining guests. Large openings allow for plenty of natural light, enhancing the sense of space and comfort.

The kitchen is positioned for practicality and flow, with modern finishes and smart use of space, making it both stylish and functional. Both bedrooms are comfortably sized, offering privacy and a relaxing atmosphere. The layout ensures separation between the sleeping areas and the main living space, contr...

| Property Info          |            | Plot / Area Info |                     | Additional info  |                           |
|------------------------|------------|------------------|---------------------|------------------|---------------------------|
| Covered Area           | <b>106</b> |                  |                     | Reference Number | <b>231549</b>             |
| Covered Veranda        | <b>22</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>4</b>   |                  |                     | Bathrooms        | <b>2</b>                  |
| Energy Efficiency      | <b>A</b>   |                  |                     |                  |                           |

| Amenities | Location  |                         |
|-----------|---|-------------------------|
| • Parking | <b>Location:</b> Limassol - Agios Athanasios<br>Coordinates: <b>34.713048009568 / 33.057335900681</b> | Region: <b>Limassol</b> |

## Price: €420 000 + VAT

VAT for this property is **€21,000** or **€79,800**. 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>€3 962.00/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

€420 000 on Sep 10, 2024

