

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

Modern project is located in Agios Athanasios area, Limassol. It enjoys an excellent location with all necessary amenities nearby. Just 6 minutes away from Foley's School, 3 minutes away from the Grammar School, 9-minute drive to Sklavenitis supermarket.

#### Key Features

- High-end finishes
- Modern amenities
- Swimming pool
- Sea views
- Ample storage space
- Private parking spaces
- Smart home
- Energy class A

#### AVAILABILITY

Apartment 1st floor

- Internal area 105,7 sq.m.
- Covered veranda 20,9 sq.m.
- Uncovered verandas 136,7 sq.m.
- Garden 180,1 sq.m.

Status: Off plan

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>110</b>	Plot area	<b>180</b>	Reference Number	<b>55034</b>
		Pool	<b>Private, Yes</b>	Property type	<b>Apartment</b>
				Condition	<b>Under Construction</b>
				Construction Year	<b>2026</b>
				Bathrooms	<b>2</b>

- Garden

**Location**

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

## Price: €866 800 + VAT

VAT for this property is **€43,340** or **€164,692**. 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>€7 880.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>

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## Price change history

€866 800 on Nov 20, 2024





