

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

For sale: a stunning off-plan apartment located in the desirable area of Agios Athanasios. This top-floor unit offers a spacious internal area of 80 m<sup>2</sup>,   featuring two well-appointed bedrooms and two modern bathrooms. Enjoy the convenience of an elevator serving the building, providing easy access to your new home.

Agios Athanasios is known for its picturesque surroundings and vibrant community. With a blend of traditional charm and modern amenities, residents can enjoy a variety of shops, cafes, and restaurants just a short distance away. The area is also celebrated for its beautiful sea views, creating a serene environment perfect for relaxation and leisure.

This apartment...

| Property Info    |                             | Plot / Area Info |                     | Additional info  |                  |
|------------------|-----------------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>80</b>                   |                  |                     | Reference Number | <b>24995</b>     |
| Heating          | <b>Central 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>         |
|                  |                             |                  |                     | View             | <b>Sea view</b>  |

| Amenities | Location                                                                                              |                         |
|-----------|-------------------------------------------------------------------------------------------------------|-------------------------|
| • Balcony | <b>Location:</b> Limassol - Agios Athanasios<br>Coordinates: <b>34.717568266943 / 33.070850398364</b> | Region: <b>Limassol</b> |

## Price: €492 000 + VAT

VAT for this property is **€24,600** or **€93,480**. 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>€6 150.00/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

€492 000 on Dec 19, 2024



