

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

For sale is a spacious apartment currently under construction in the desirable area of Agios Athanasios. This future home offers an internal space of 95 m<sup>2</sup>, designed to accommodate modern living. With three bedrooms and one bathroom, it provides ample room for families or those seeking extra space for a home office.

Situated on the first floor of a three-story building, residents will enjoy the convenience of an elevator for easy access. The apartment is part of a gated complex, ensuring a secure and peaceful environment. With an energy efficiency rating of A, it is both eco-friendly and cost-effective.

Agios Athanasios is known for its blend of tranquility and accessibility...

| Property Info    |                       | Plot / Area Info |                     | Additional info  |                  |
|------------------|-----------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>95</b>             | Pool             | <b>Yes</b>          | Reference Number | <b>27970</b>     |
| Furnishing       | <b>Unfurnished</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>1</b>         |

| Amenities | Location  |
|-----------|---|
| • Gym     | <b>Location:</b> Limassol - Agios Athanasios Region: <b>Limassol</b><br>Coordinates: <b>34.709053 / 33.050797</b> |

## Price: €500 000 + VAT

VAT for this property is **€25,000** or **€95,000**. 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>€5 263.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€480 000 on Jan 22, 2025

€500 000 on Nov 18, 2025





