

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

This brand new luxury Penthouse located perfectly for easy access to both highway to Larnaca and Paphos, but also to city center, beach area, mountains.

Both sea view and mountain view available as it cover a full floor (the last floor) and a huge terrace with a private swimming pool and sun-beds. Everything is new from kitchen appliances to smart TV, AM, external rollout for perfect sleep. Great place to relax but also party.

Beautifully designed living space 98 sq.m.

Covered verandas 63 sq.m. + 77 sq.m. uncovered verandas

Private Swimming Pool 14 sq.m.

Storage 4 sq.m.

Separate Title Deed: Includes a 10.45% share of the total structure

Photovolt...

### Property Info

|                  |            |
|------------------|------------|
| Covered Area     | <b>161</b> |
| Heating          | <b>Yes</b> |
| Air Conditioning | <b>Yes</b> |

### Plot / Area Info

|      |                     |
|------|---------------------|
| Pool | <b>Private, Yes</b> |
|------|---------------------|

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>56229</b>     |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2021</b>      |
| Bathrooms         | <b>2</b>         |

### Amenities

- Roof Garden

### Location

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

## Price: €600 000 + VAT

VAT for this property is **€35,739** or **€114,000**. 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 | <b>~€20 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 727.00/m²</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> |
| Phone: <b>+35725310243, +35770000889</b> |              |            |  |

## Price change history

€695 000 on Feb 1, 2025  
 €600 000 on Mar 8, 2025







