

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

New project in the prestigious area of Agios Athanasios Limassol. The project will include 2 and 3 bedroom apartments and penthouses with roof terraces. FEATURES Prime and luxurious area 3 minutes from the Grammar school Limassol Nearby amenities and services accessible by foot Easy Access to the Beach

### Property Info

Covered Area	<b>97</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

### Additional info

Reference Number	<b>VL45807</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Balcony

### Location

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

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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>~€14 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 639.00/m<sup>2</sup></b>		

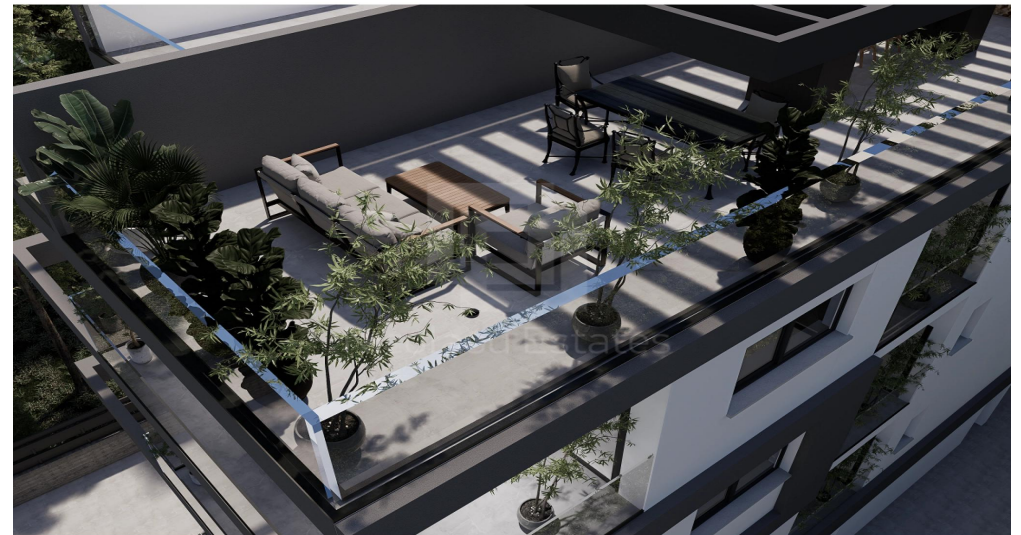
## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€435 000 on Mar 22, 2025

€450 000 on Jul 2, 2025







## G ROUND FLOOR



## 1 ST FLOOR

**102 ▶**  
2 Bedrooms  
2 Bathrooms  
75 SQM Internal Area  
15 SQM Covered Veranda

**101 ▶**  
3 Bedrooms  
2 Bathrooms  
97 SQM Internal Area  
35 SQM Covered Veranda



## 2 ND FLOOR

**202 ▶**  
2 Bedrooms  
2 Bathrooms  
75 SQM Internal Area  
15 SQM Covered Veranda

**201 ▶**  
3 Bedrooms  
2 Bathrooms  
97 SQM Internal Area  
35 SQM Covered Veranda

