

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

Resale Opportunity | €360,000 (No VAT)



Exclusive Living in Panthea Area: Sea Views, Modern Comforts, Prime Location and Great Investment Potential

### Apartment Features:

- 2 Bedrooms | 2 WC
- Internal Area: 89 m<sup>2</sup>
- Covered Veranda: 24 m<sup>2</sup>
- Floor Level: 2nd
- Master Bedroom with en-suite shower
- Fully Air-Conditioned with provision for electric heating
- Double Glazing
- Covered Parking & Storage Space
- Year Built: 2024

### Property Highlights:

- Expansive covered veranda with panoramic, unobstructed sea views
- Boutique development of just 6 apartments (2 per floor)
- ...

**Plot / Area Info**

Covered Area **89**  
Heating **Central Heating, Yes**  
Air Conditioning **All rooms, Yes**

Parking **Covered, Yes**

**Additional info**

Reference Number **11181**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **2**  
View **Sea view**

**Amenities**

- Guest WC

**Location**

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
Coordinates: **34.716121 / 33.046055**

## Price: €360 000 + VAT

VAT for this property is **€18,000** or **€68,400**. 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>~€11 000.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 045.00/m<sup>2</sup></b> |                 |             |

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€360 000 on Apr 1, 2025













