

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

Welcome to the modern residential block under Mediteranean sun, tailored to accommodate your dreams fo the life you deserve. It is a unique development where modern architecture meets the magnificent city of Limassol and makes it the perfect setting for the life you have dream of.



The building has elegant facades covered with alucobond with a bright shade of material. Deliberately asymmetric modulation of the openings gives the volume of the building movement and depth, emphasized by the cut of niches, which maximize the view from inside the rooms. Full height windows guarantee maximum brightness; shading and sun protection will be provided by nicely designed blinds and curtains. A...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>169</b>                     |
| Covered Veranda        | <b>24</b>                      |
| Floor Number           | <b>3</b>                       |
| Total Number of Floors | <b>3</b>                       |
| Energy Efficiency      | <b>A</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>2870</b>      |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates:** **34.7147068 / 33.0648749**

## Price: €1 100 000 + VAT

VAT for this property is **€72,314** or **€209,000**. 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.

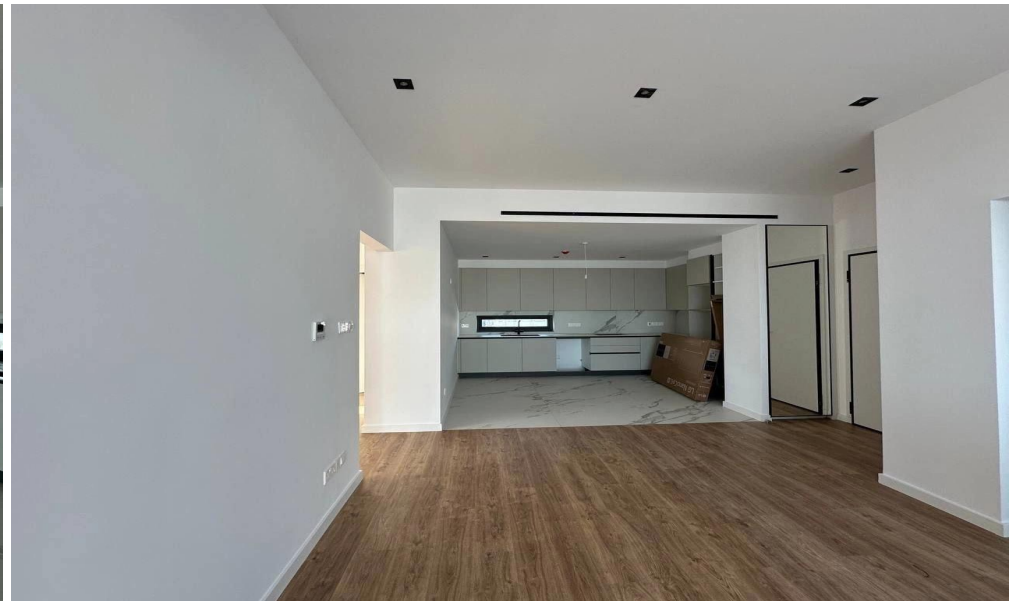
|     |                 |                    |                     |                 |             |
|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 509.00/m²</b> |                 |             |

## Representative: RealDeal Estates

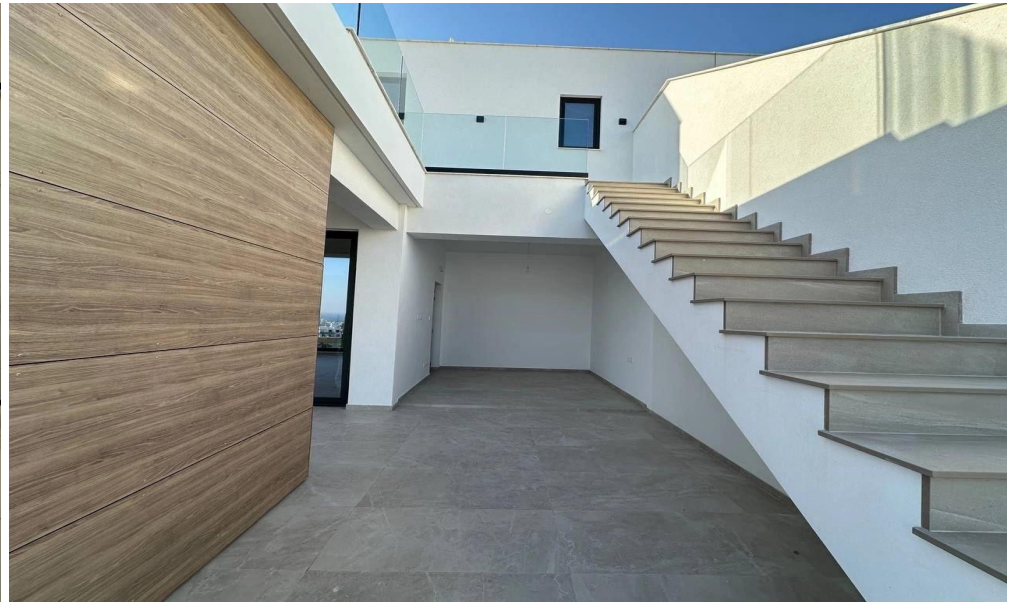
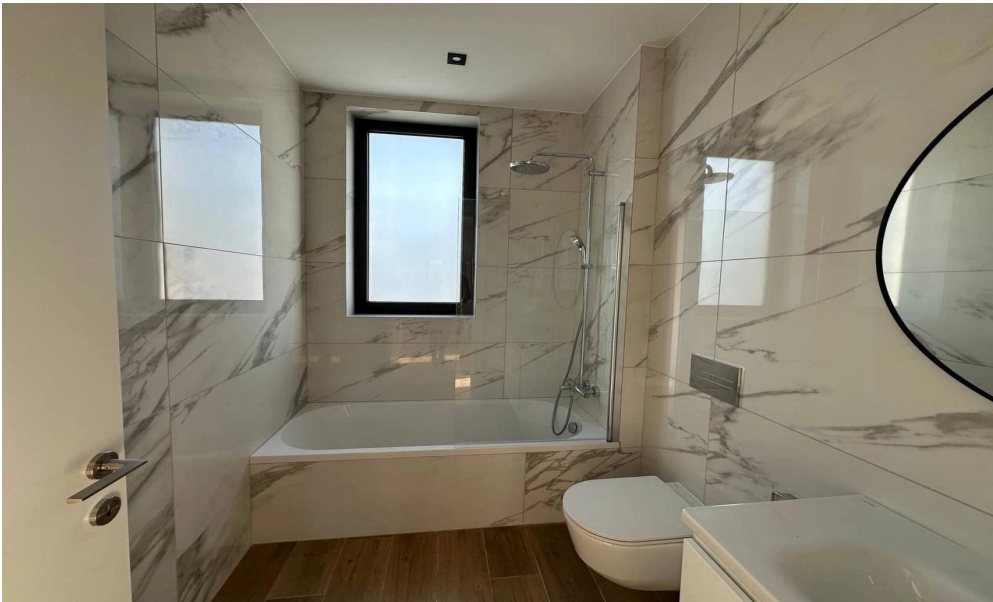
|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€1 100 000 on Apr 8, 2025





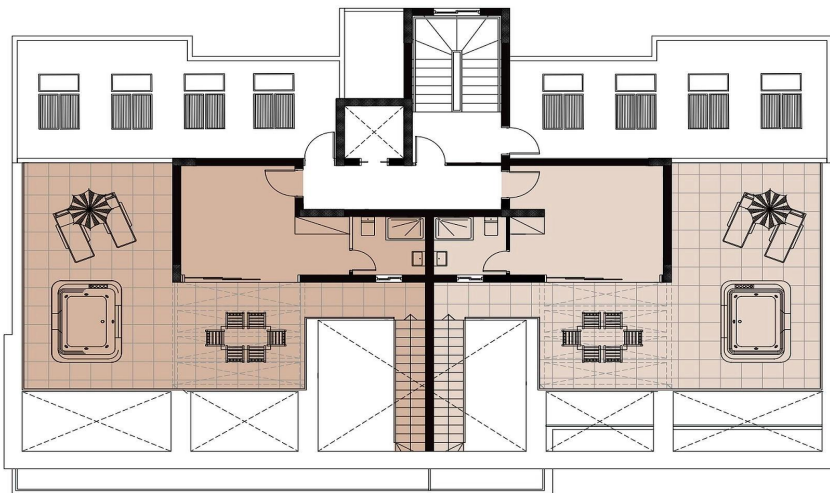




3<sup>rd</sup> Floor



Roof Floor



Parking / Ground Floor

