

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

For sale: a stunning key-ready apartment in Agios Athanasios, designed for modern living. This top-floor unit, built in 2024, boasts an internal space of 75 m<sup>2</sup> that includes 2 spacious bedrooms and 1 stylish bathroom. It is located in a gated complex, ensuring both privacy and security for residents. X

Enjoy breathtaking panoramic views of the city, countryside, and sea from your new home. The apartment features energy efficiency rating A, making it not only beautiful but also environmentally friendly. An elevator provides convenient access to your floor, enhancing ease of living in this contemporary residence.

Agios Athanasios is an attractive area known for its tranquil atmo...

| Property Info    |                             | Plot / Area Info |                     | Additional info  |                  |
|------------------|-----------------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>75</b>                   |                  |                     | Reference Number | <b>24934</b>     |
| Heating          | <b>Central Heating, Yes</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>         |
|                  |                             |                  |                     | View             | <b>Sea view</b>  |

| Amenities | Location  |                         |
|-----------|---|-------------------------|
| • Balcony | <b>Location:</b> Limassol - Agios Athanasios<br>Coordinates: <b>34.722145639533 / 33.069943563506</b> | Region: <b>Limassol</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>€6 667.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kazo Real Estate

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>694</b>   | Email      | <a href="mailto:info@kazo.com.cy">info@kazo.com.cy</a> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>   |
| Phone: <b>+35770003020, +35725346402</b> |              |            |  |

## Price change history

€500 000 on Apr 9, 2025



