

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

Reference ID: #SA36402 Price details: €525,000 +VAT Modern 3-Bedroom Apartment for Sale – Agios Athanasios (Under Construction) Contemporary and energy-efficient apartment in a brand-new development with high-end finishes and excellent specifications. The unit offers: 110m<sup>2</sup> internal area, 21m<sup>2</sup> covered veranda, and a 58.60m<sup>2</sup> uncovered veranda Energy Class A rating for top-tier efficiency and sustainability Reinforced concrete frame and thermal insulated exterior Waterproofed roof and verandas Double-glazed aluminum windows with provision for electric shutters Underfloor heating (optional) and A/C provisions throughout Pressurized water system, private water tank & hot water supply Pre...



### Property Info

### Plot / Area Info

Covered Area **131**

Floor Number **3**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>SA36402</b>            |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

### Location

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.713501443463 / 33.051577820114**

## Price: €525 000 + VAT

VAT for this property is **€26,250** or **€99,750**. 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>€4 008.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

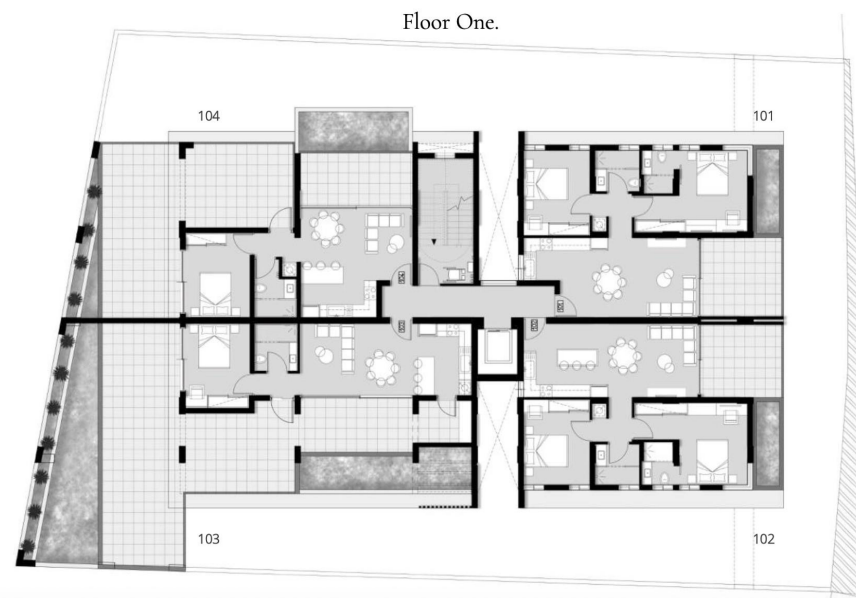
|                     |              |            |                                |
|---------------------|--------------|------------|--------------------------------|
| Registration number | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number      | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

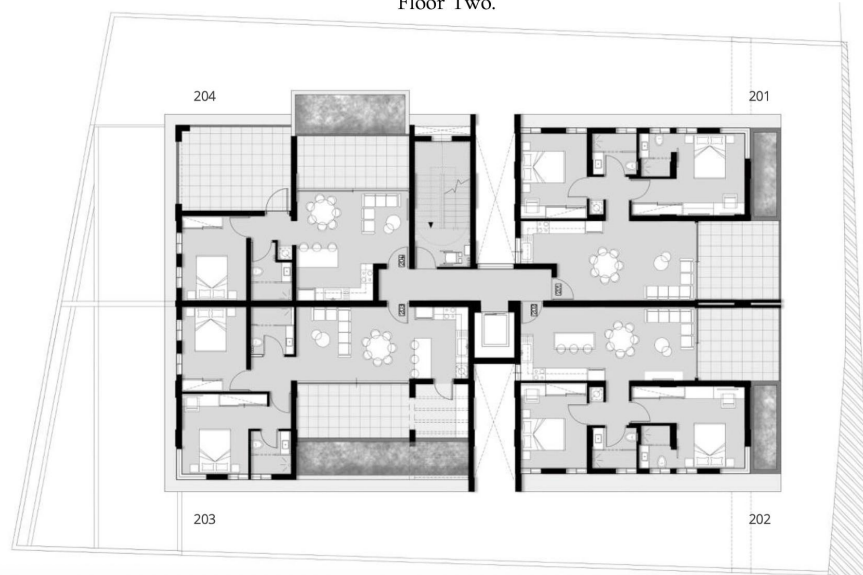
€525 000 on Apr 30, 2025



Floor One.



Floor Two.



Floor Three.

