# INDEX

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

Experience coastal lifestyle at its finest, just moments from the sea.



Boutique living with a nautical spirit, blending quality, convenience and wellbeing, in a prime location.

- Only 50m from the sea, near Limassol's Nautical Club.
- 37 spacious, well-designed two and three-bedroom apartments.
- Penthouses with private roof terraces.
- Communal swimming pool and landscaped gardens.
- One-minute walk to the beach, easy access to the city centre and the highway.
- Surrounded by an array of amenities, services and facilities, including hotels, cafés, restaurants, supermarkets and more.

#### **Property Info**

Plot / Area Info

**Additional info** 

Covered Area Covered Veranda		109 19	www.index.cy - All Cyprus Real Estate			
Floor Number		1	Pool	Common, Yes	Reference Number	4494
Total Number of Floors		5	Parking	Covered, Yes	Property type	Apartment
Energy Efficiency		Α				
Heating		Underfloor Heating, Yes				
Amenities	Location					
Parking		imassol - Agios Athanasios : <b>34.691009599201 / 33.0728</b>	5	n: <b>Limassol</b>		



### Price: €680 000 + VAT

VAT for this property is €34,000 or €129,200. 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	Excluded	Title transfer fee	~€23 800.00	Common oxponsos	None
		Price per SQM	€6 239.00/m²	Common expenses	

#### **Representative: RealDeal Estates**

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

### **Price change history**

€680 000 on May 7, 2025

# INDEX

#### www.index.cy - All Cyprus Real Estate





#### GROUND FLOOR

