

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

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

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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 |              | <b>Additional info</b> |                  |
|------------------------|-------------------------|------------------|--------------|------------------------|------------------|
| Covered Area           | 124                     |                  |              |                        |                  |
| Covered Veranda        | 33                      |                  |              |                        |                  |
| Floor Number           | 1                       | Pool             | Common, Yes  | Reference Number       | 4502             |
| Total Number of Floors | 5                       | Parking          | Covered, Yes | Property type          | <b>Apartment</b> |
| Energy Efficiency      | Α                       |                  |              |                        |                  |
| Heating                | Underfloor Heating, Yes |                  |              |                        |                  |

| Amenities                   | Location                                       |                         |
|-----------------------------|------------------------------------------------|-------------------------|
| • Parking                   | Location: Limassol - Agios Athanasios          | Region: <b>Limassol</b> |
| <ul> <li>Parking</li> </ul> | Coordinates: 34.691009599201 / 33.072881679785 |                         |



**Price: €910 000 + VAT** 

VAT for this property is €45,500 or €172,900. 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 ~€33 000.00

Price per SQM €7 339.00/m²

Common expenses None

## **Representative: RealDeal Estates**

Registration number 1311 Email info@realdeal.cy
License number 247/E Legal name Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333** 

## **Price change history**

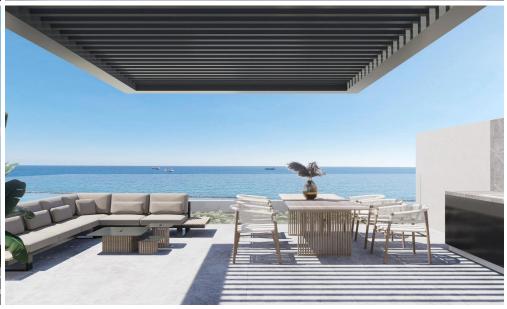
€870 000 on May 7, 2025 €910 000 on Sep 25, 2025













## BUILDING B FLOORS 1 - 2

