

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

Discover elevated living in one of Limassol's most sought-after locations. Situated just moments from the beach, this exclusive first-floor 1-bedroom apartment offers 89sqm of meticulously designed interior space, complemented by a private allocated roof garden — perfect for those who appreciate comfort, style, and outdoor living.

### Elegant ceramic flooring

This residence is part of a boutique development of only 9 exclusive apartments, where premium construction and thoughtful design meet to create a truly exceptional lifestyle offering.

### Key Features Include:

Concealed VRV air conditioning (cooling & heating) in all areas except bathrooms

#### Electric...

Property Info		Plot / Area Info		<b>Additional info</b>	
Covered Area Furnishing Air Conditioning	89 Unfurnished All rooms, Yes	Parking	Covered, Yes	Reference Number Property type Condition Bathrooms	29425 Apartment Brand New 2

#### Amenities Location

• Elevator Limassol - Agios Athanasios Region: Limassol

Coordinates: **34.709053** / **33.050797** 



Price: €440 000 + VAT

VAT for this property is **€22,000** or **€83,600**. 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 <b>No</b>	ne Common aynansas Nama
		Price per SQM <b>€4</b>	Common expenses None 944.00/m²

## **Representative: FOX**

Registration number	488	Email	info@foxrealty.com.cy
License number	344/E	Legal name	FOX Smart Estate Agency Network Ltd

Phone: +35726940150, +35725267777, +35725760781

# **Price change history**

€440 000 on May 8, 2025



















