

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

Boutique brand new building with ONLY 2 big apartments .  
 Located in one of the best areas in Limassol – Agios Athanasios .  
 Each apartment have 2 own floors with elevator to all levels .  
 The other is ground floor with private garden apartment .  
 Garden apartment is 2+2 Bedrooms .  
 Fully sea views 3 minutes driving from the Agios Athansios highway exit.



### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>247</b>            |
| Covered Veranda        | <b>9</b>              |
| Uncovered Veranda      | <b>16</b>             |
| Floor Number           | <b>1</b>              |
| Total Number of Floors | <b>2</b>              |
| Energy Efficiency      | <b>A</b>              |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

Parking **Yes**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>4749</b>               |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2024</b>               |

### Amenities

- Elevator

### Location

**Location:** Limassol - Agios Athanasios  
 Coordinates: **34.720216592951 / 33.060225996155**

Region: **Limassol**

## Price: €570 000 + VAT

VAT for this property is **€59,838** or **€108,300**. 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>€2 308.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|                     |                                   |            |   |
|---------------------|-----------------------------------|------------|---|
| Registration number | <b>229/E</b>                      | Email      | <b>myspace.cyprus@gmail.com</b>                   |
| License number      | <b>1047</b>                       | Legal name | <b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |   |

## Price change history

€650 000 on Oct 10, 2023  
 €570 000 on Jul 11, 2024  
 €540 000 on Sep 22, 2024  
 €570 000 on Dec 18, 2024



