

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

Two-bedroom penthouse 302, with an internal area of 84 m<sup>2</sup> and a 90 m<sup>2</sup> roof garden, is located on the sixth floor of a three-storey building.

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A modern residential apartment building in the new developing and growing area of Germasogeia, in the District of Limassol, Cyprus.

This project consisting of 21 one- and two-bedroom apartments, featuring a swimming pool and a gym. The development offers sea views, spacious covered balconies, covered parking, storage rooms, and much more.

## Features:

- ✓ Energy efficiency category A
- ✓ Outdoor pool with relaxation area
- ✓ Indoor gym
- ✓ Provision for air conditioning & heat pump split units in each b...

Property Info		Plot / Area II	nfo	Additional info	
Covered Area	98			Reference Number	7503
Covered Veranda	14	Pool Parking	Common, Yes Covered, Yes	Property type	Apartment
Floor Number	3			Condition	<b>Under Construction</b>
<b>Total Number of Floors</b>	3			Bathrooms	2
Energy Efficiency A				View	Sea view

Amenities	Location
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• Roof Garden

Location: Limassol - Agios Athanasios

Region: Limassol

Coordinates: **34.71920747123** / **33.068514915362** 



Price: €469 900 + VAT

VAT for this property is **€23,495** or **€89,281**. 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>	Eveluded	Title transfer fee	None	Common ovnonces	None
	Price per SQM	€4 795.00/m <sup>2</sup>	Common expenses	None	

## **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**

€469 900 on Jul 8, 2025













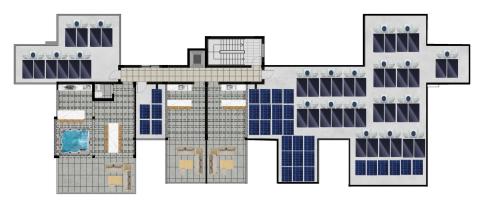




THIRD FLOOR PLAN FLAT 302



Interal Area # 80 SQM Covered Veranda # 14 SQM Covered Area Roof # 4 SQM Uncovered Roof Garden # 90 SQN



**ROOF GARDEN PLAN** 



3RD FLOOR PLAN