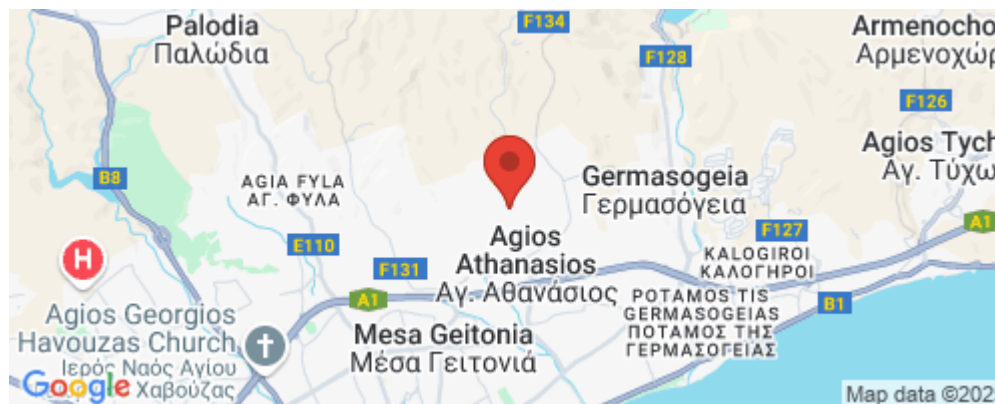


## 2 Bedroom Apartment for Sale in Limassol - Agios Athanasios

Reference ID: #SA31720 Price details: €500,400 +VAT Project located in the prime area of Agios Athanasios in Limassol. Boasting a sophisticated selection of low-rise 1/2/3 bedroom apartments and detached villas with optional pools, project has been thoughtfully designed to provide residents with intimate, cozy living spaces that offer privacy, while still being able to enjoy the openness of the surrounding environment. For your everyday needs, a wide selection of shops, supermarkets, schools, kindergartens, banks, pharmacies, and restaurants are just a few minutes away. Plus, with nearby access to the trans-island highway, the airports, mountains, Nicosia, Paphos, and Larnaca are all just a...



### Property Info

|                   |                    |
|-------------------|--------------------|
| Covered Area      | <b>144</b>         |
| Covered Veranda   | <b>21</b>          |
| Floor Number      | <b>1</b>           |
| Furnishing        | <b>Unfurnished</b> |
| Energy Efficiency | <b>N/A</b>         |
| Air Conditioning  | <b>No</b>          |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>SA31720</b>   |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Brand New</b> |
| Construction Year | <b>2025</b>      |
| Bathrooms         | <b>2</b>         |

### Amenities

- Storage room

### Location

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.717591427531 / 33.056670672978**

## Price: €500 400 + VAT

VAT for this property is **€25,020** or **€95,076**. 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>€3 475.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                     |              |            |                                |
|---------------------|--------------|------------|--------------------------------|
| Registration number | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number      | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€500 400 on Oct 19, 2023

