

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

Reference ID: #SA31616 Price details: €320,000 +VAT New project for sale in a very prominent area in Agios Athanasios. The project is located close to all amenities with a 3 minute drive to the Agios Athanasios roundabout and the Limassol – Nicosia highway. Price: €320,000 – €380,000 Available for sale: Three 2 – bedroom apartments and two 2 – bedroom penthouses. Internal area of apartments: 78.5 sq.m Covered verandas: 10 – 12 sq.m Internal area of penthouse: 78.5 sq.m Roof garden: 56 – 64 sq.m PLUS VAT

### Property Info

Covered Area	<b>89</b>
Covered Veranda	<b>10-12</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>No</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA31616</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  
**Coordinates:** **34.710522898253 / 33.055594861507**

Region: **Limassol**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>€3 596.00/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: <b>+35777000111</b>			

## Price change history

€270 000 on Oct 19, 2023  
 €320 000 on Jun 7, 2024  
 €300 000 on Sep 17, 2024  
 €320 000 on Nov 19, 2024



