

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

Reference ID: #SA25957 Price details: €320,000 +VAT Unique project located in the exclusive Ayios Athanasiou “Jumbo” Area of Limassol, in the heart of Cyprus’ most cosmopolitan destination. Project surrounded by tranquil landscaped gardens, generous terracing, relaxation & entertainment areas and outdoor pool. Designed to feel part of the vibrant town centre but with the utmost privacy in mind. Project consists of two buildings made up of 1, 2 & 3 bedroom apartments, and 3 bedroom Deluxe Penthouses offering private roof top pool and unobstructed sea views. All residences are built to the highest standards incorporate the finest materials, and offer additional leisur...

### Property Info

|                   |                                |
|-------------------|--------------------------------|
| Covered Area      | <b>69</b>                      |
| Covered Veranda   | <b>13</b>                      |
| Floor Number      | <b>3</b>                       |
| Furnishing        | <b>Unfurnished</b>             |
| Energy Efficiency | <b>N/A</b>                     |
| Heating           | <b>Underfloor Heating, Yes</b> |
| Air Conditioning  | <b>All rooms, Yes</b>          |

### Plot / Area Info

|         |            |
|---------|------------|
| Pool    | <b>Yes</b> |
| Parking | <b>No</b>  |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>SA25957</b>            |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>1</b>                  |

### Amenities

- Storage room

### Location

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.702962509327 / 33.059167150728**

## 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>€4 638.00/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

€290 000 on Oct 19, 2023  
€305 000 on Nov 7, 2023  
€290 000 on Dec 23, 2023  
€320 000 on Mar 7, 2025







