

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

An address for coastal living, situated in one of Limassol's up-and coming areas, a new residential complex combines eclectic design ingredients and luxury materials for a Mediterranean lifestyle in an urban setting. ✖

- Boutique development of 24 luxury apartments.
- 1 and 2-bedroom apartments, with large terraces and communal swimming pool.
- Walking distance to Kolonakiou Avenue and a short drive to the city centre, the promenade, amenities and services.

### SPECIFICATIONS:

All common internal areas will be paved with marble  
 — The entrance hall, living and dining area, kitchen, corridors, bathrooms and terraces will be paved w...

#### Property Info

Covered Area **87**  
 Furnishing **Unfurnished**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **25437**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **1**

#### Amenities

- Garden

#### Location

**Location:** Limassol - Agios Athanasios    Region: **Limassol**  
**Coordinates: 34.7109373 / 33.0597452**

## Price: €570 000 + VAT

VAT for this property is **€28,500** 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>€6 552.00/m<sup>2</sup></b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
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## Price change history

€520 000 on Jun 14, 2024  
 €570 000 on Nov 18, 2025

