

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

Estimated Delivery: Summer of 2028



For sale off plan, this modern apartment offers comfortable living with 77 m<sup>2</sup> of internal space. Located on the top floor of a new development with elevator access, the apartment features two spacious bedrooms and two elegant bathrooms, designed for style and convenience.

Enjoy the benefits of underfloor heating and energy efficiency rated A, ensuring low operating costs and year-round comfort. The open-plan layout creates a bright and welcoming atmosphere, while the use of quality finishes elevates the living experience.

Residents will have access to a well-maintained communal swimming pool, perfect for relaxing or socializing wit...

### Property Info

Covered Area	<b>77</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>23812</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Balcony

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.717602258137 / 33.049415081358**

Region: **Limassol**

**Price: €523 880 + VAT**

VAT for this property is **€26,194** or **€99,537**. 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>€6 804.00/m<sup>2</sup></b>		

**Representative: Kazo Real Estate**

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

**Price change history**

€534 000 on Aug 29, 2024

€523 880 on Feb 27, 2026

