

2 Bedroom Apartment for Sale in Limassol - Agios Athanasios

For sale brand new 2 b/r apartment with sea and city views located in a private gated complex on the hill in Agios Athanasios area, with easy access to the highway. The internal covered area 77 sq. m + 22 sq. m covered veranda. It consists of an open-plan kitchen connected with a dining and living area, 2 bedrooms (master bedroom en-suite with shower) and a family bathroom. It has an air conditioning system, underfloor heating, panoramic double-glazed windows, solar panels for hot water and photovoltaic for solar energy, an intercom system, covered parking and storage. The building has a common swimming pool, gym, hammam and electric gates. VAT is not included in the price.



Property Info

Covered Area	99
Covered Veranda	22
Floor Number	1
Total Number of Floors	5
Furnishing	Unfurnished
Floor Type	Laminate
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Property type	Apartment
Condition	Brand New
Construction Year	2025
Bathrooms	2
View	City view, Sea view

Amenities

Location

- Air Conditioning
- Balcony
- Elevator
- Garden
- Gym
- Heating
- Parking
- Pool
- Spa/Sauna
- Storage room

**Location:** Limassol - Agios Athanasios Region: **Limassol**

Coordinates: **34.71601 / 33.05742**

Price: €450 000 + VAT

VAT for this property is €22,500 or €85,500. 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	Excluded	Title transfer fee	None	Common expenses	None
Title deed	No Title	Price per SQM	€4 545.00/m²		

Price change history

€410 000 on Oct 8, 2024  
€450 000 on Mar 19, 2025





