

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

Discover our exclusive new development nestled in the heart of Agios Athanasios, one of Limassol's most sought-after locations. This thoughtfully designed project offers 12 spacious 2-bedroom apartments, distributed across 4 floors, with a blend of modern architecture and luxurious comfort. X

### Key Features:

Prime Location: Walking distance to schools, parks, supermarkets, pharmacies, and public transport, ensuring convenience and accessibility.

Contemporary Design: A visually striking building that enhances the neighborhood's aesthetic.

Abundant Natural Light: Each unit is designed to maximize sunlight, creating warm and inviting interiors.

Luxurious Amenit...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>85</b>			Reference Number	<b>27436</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
				Condition	<b>Brand New</b>
				Bathrooms	<b>1</b>
Amenities		Location			
• Guest WC		<b>Location:</b> Limassol - Agios Athanasios		Region: <b>Limassol</b>	
		Coordinates: <b>34.696512660377 / 33.065161010134</b>			

## Price: €490 000 + VAT

VAT for this property is **€24,500** or **€93,100**. 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 Price per SQM	<b>None</b> <b>€5 765.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€445 000 on Nov 26, 2024

€490 000 on Nov 18, 2025

