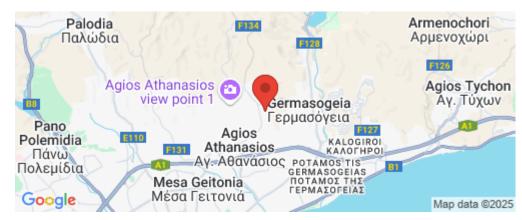


## 2 Bedroom Apartment for Sale in Limassol - Agios Athanasios

For sale: a modern apartment in the vibrant area of Agios Athanasios. This charming locale is known for its picturesque views, friendly community, and convenient access to amenities such as shops, schools, and parks.



This spacious apartment offers 80 m2 of well-planned internal space, featuring 2 comfortable bedrooms and 2 stylish bathrooms. Located on the first floor of a three-story building with an elevator, it combines convenience with modern living. The property boasts an energy efficiency rating of A, ensuring lower utility costs and a reduced environmental footprint.

Enjoy year-round comfort with a central AC system and underfloor heating, making this home perfect fo...

Property Info	Plot / Area Info	Additional info
Covered Area Heating Air Conditioning	80 Underfloor Heating, Yes All rooms, Yes	Reference Number 25039
		Property type <b>Apartment</b>
		Condition Brand New
		Bathrooms <b>2</b>

Amenities	Location	
• Flouator	Location: Limassol - Agios Athanasios	Region: <b>Limassol</b>
• Elevator	Coordinates: <b>34.720025855176</b> / <b>33.068641409198</b>	



**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

Price per SQM €5 625.00/m²

Common expenses None

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## **Representative: Kazo Real Estate**

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## **Price change history**

€450 000 on Dec 20, 2024

















