


## 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

Covered Area	<b>80</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

### Additional info

Reference Number	<b>25039</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Elevator

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates:** **34.720025855176 / 33.068641409198**

## Price: €405 000 + VAT

VAT for this property is **€20,250** or **€76,950**. 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>€5 063.00/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>
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## Price change history

€450 000 on Dec 20, 2024

€405 000 on Jul 11, 2025





