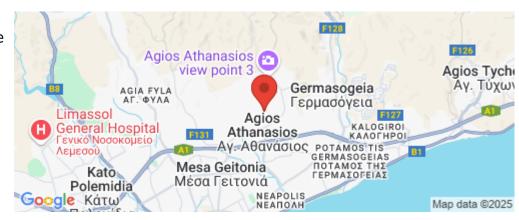


## 2 Bedroom Apartment for Sale in Limassol - Agios Athanasios

For sale 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 is 83 sq. m + 20 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 with remote control.

VAT is not included...



Property Info		Plot / Area Info		Additional info	
Covered Area	103				
Covered Veranda	20			Property type	Apartment
<b>Total Number of Floors</b>	5			Condition	<b>Brand New</b>
Furnishing	Unfurnished	Pool	Common, Yes	Construction Year	2025
Floor Type	Laminate	Parking	Covered, Yes	Bathrooms	2
Energy Efficiency	A			View	City view, Mountains
Heating	<b>Underfloor Heating, Yes</b>			view	view, Sea view
Air Conditioning	All rooms, Yes				

Amenities Location



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

Location: Limassol - Agios Athanasios Region: Limassol

Coordinates: **34.71555** / **33.0602** 



**Price: €470 000 + VAT** 

VAT for this property is **€23,500** or **€89,300**. 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 SOM	€4 563.00/m <sup>2</sup>		None

## **Price change history**

€470 000 on Mar 26, 2025

























