

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 and electric gates with remote control. VAT is not included in the price....



Property Info

Covered Area	103
Covered Veranda	20
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, Mountains view, Sea view

Amenities

- Air Conditioning
- Balcony
- Elevator
- Gym
- Heating
- Parking
- Pool
- Storage room

Location

Location: Limassol - Agios Athanasios Region: **Limassol**
Coordinates: **34.71555 / 33.0602**

Price: €425 000 + VAT

VAT for this property is **€21,250** or **€80,750**. 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	€4 126.00/m²		

Price change history

€470 000 on Mar 26, 2025

€425 000 on Oct 30, 2025





