

## 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	<b>103</b>
Covered Veranda	<b>20</b>
Total Number of Floors	<b>5</b>
Furnishing	<b>Unfurnished</b>
Floor Type	<b>Laminate</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>
View	<b>City view, Mountains view, Sea view</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
Title deed	<b>No Title</b>	Price per SQM	<b>€4 126.00/m<sup>2</sup></b>		

## Price change history

€470 000 on Mar 26, 2025

€425 000 on Oct 30, 2025





