

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

A new luxury building under construction located in the prestigious Ayios Athanasios area. X

This exclusive development features 8 apartments ranging from 2 to 5 bedrooms, each designed with meticulous attention to detail and high-quality finishes.

The flats are designed to prioritize both aesthetics and functionality, featuring premium aluminum windows with double-glazed glass for optimal thermal insulation and energy efficiency, achieving a grade A energy performance rating. This thoughtful integration of cutting-edge materials and energy-conscious design ensures year-round comfort and sustainability. Every element has been carefully selected to elevate your ...

Property Info	Plot / Area Info		Additional info	
Covered Area	<b>439</b>		Reference Number	<b>28982</b>
Furnishing	<b>Unfurnished</b>	Pool	Property type	<b>Apartment</b>
Heating	<b>Underfloor Heating, Yes</b>	Parking	Condition	<b>Brand New</b>
Air Conditioning	<b>All rooms, Yes</b>		Bathrooms	<b>4</b>

Amenities	Location
• Guest WC	<b>Location:</b> Limassol - Agios Athanasios Region: <b>Limassol</b> Coordinates: <b>34.701897 / 33.073863</b>

## Price: €1 650 000 + VAT

VAT for this property is **€234,571** or **€313,500**. 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>€3 759.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€1 500 000 on Apr 10, 2025

€1 650 000 on Nov 19, 2025



