

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

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

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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 cuing-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     | 439                            |                  |              | Reference Number | 28982            |
| Furnishing       | Unfurnished                    | Pool             | Yes          | Property type    | <b>Apartment</b> |
| Heating          | <b>Underfloor Heating, Yes</b> | Parking          | Covered, Yes | Condition        | <b>Brand New</b> |
| Air Conditioning | All rooms, Yes                 |                  |              | Bathrooms        | 4                |

## Amenities Location

• Guest WC

Location: Limassol - Agios Athanasios Region: Limassol

Coordinates: **34.701897** / **33.073863** 



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 | Excluded | Title transfer fee N | lone Common expenses None | None |
|-----|----------|----------------------|---------------------------|------|
|     |          | Price per SOM €      | Common expenses None      |      |

## **Representative: FOX**

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## **Price change history**

€1 500 000 on Apr 10, 2025 €1 650 000 on Nov 19, 2025













