

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

Modern 2-Bedroom Apartment – Ready June 2026 |



80m<sup>2</sup> internal space + 24m<sup>2</sup> covered verandas + 16m<sup>2</sup> uncovered

2 spacious bedrooms with high ceilings

High-quality finishes throughout

Includes covered parking + private storage room

Great location – Near Folies school

Ready by June 2026 – perfect for end user or investment

### Property Info

Covered Area **80**  
Energy Efficiency **A**  
Air Conditioning **No**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **55217**  
Property type **Apartment**  
Condition **Under Construction**  
Bathrooms **2**

- Storage room

**Location**

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.721217043757 / 33.068284161925**

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 625.00/m²</b>		

## Representative: NCH Real Estate

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
License number	<b>571/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722424203, +35777770532</b>			

## Price change history

€450 000 on Apr 12, 2025





