


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

Reference ID: #SA36367 Price details: €450,000 +VAT Brand new two-bedroom 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 77-84 sq. m + 22-27 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, hammam and electric g... 

### Property Info

### Plot / Area Info

Covered Area **100**

Floor Number **1**

### Additional info

Reference Number **SA36367**

Property type **Apartment**

Condition **Brand New**

Construction Year **2025**

Bathrooms **2**

### Amenities

### Location

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.715293323587 / 33.058505041151**

## 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>€4 500.00/m<sup>2</sup></b>		

## Representative: Smart Assets

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## Price change history

€450 000 on Apr 16, 2025

