

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

The project lies on the boundary between East and West Limassol, in the areas of Agios Athanasios and Mesa Geitonia.

The location offers guick access to the highway, commercial zones, and a variety of retail and entertainment amenities, while being nestled in a quiet and safe residential area.

The area's future is promising for investors, with major projects such as the new Limassol Mall in Linopetra and multiple commercial developments along Spyrou Kyprianou Avenue set to drive demand.



The project offers 6 one bedroom apartments with 53 m2 of internal areas. Each unit is comprised of a single bedroom, open plan kitchen/dining/living room as well as a single bathro...

Property Info		Plot / Area Info		<b>Additional info</b>	
Covered Area	98,25			Reference Numb	er <b>29642</b>
Covered Area	90.23			Property type	<b>Apartment</b>
Furnishing	Unfurnished			, , , , ,	•
•	lludoufloor llooting. Voc	Parking	Covered, Yes	Condition	<b>Brand New</b>
Heating	Underfloor Heating, Yes			Bathrooms	2
Air Conditioning	All rooms, Yes			Datilioonis	2
7 til Contactorning				View	City view

Amenities	Location	
- Dalcany	<b>Location:</b> Limassol - Agios Athanasios	Region: <b>Limassol</b>
• Balcony	Coordinates: 34.702715 / 33.047784	



**Price: €461 900 + VAT** 

VAT for this property is **€23,095** or **€87,761**. 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 I	Eveluded	Title transfer fee	None	Common ovnenses	None
	Excluded	Price per SOM	€4 713.00/m <sup>2</sup>	Common expenses	None

## **Representative: FOX**

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## **Price change history**

€461 900 on May 24, 2025

















