

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

For sale is a modern 2-bedroom, 2-bathroom apartment located on the first floor of a four-story building with elevator access. The apartment offers  76.8 m<sup>2</sup> of comfortable internal space and is unfurnished, allowing you to personalize the interior to your own taste.

This property is part of a secure gated complex and provides access to a well-maintained communal swimming pool, perfect for relaxation and enjoying the warm local climate. The apartment has an Energy Efficiency A rating, ensuring lower utility costs and a smaller environmental impact.

Situated in the sought-after Agios Athanasios area, the location offers a peaceful residential atmosphere with scenic views and e...

### Property Info

Covered Area **76.8**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **29952**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **2**

### Amenities

- Elevator

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
 Coordinates: **34.709450219151 / 33.050749393614**

## Price: €543 880 + VAT

VAT for this property is **€27,194** or **€103,337**. 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>~€18 355.20</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 156.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€532 880 on Jun 14, 2025  
 €543 880 on Feb 27, 2026





