

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

For sale: A modern 2-bedroom, 2-bathroom apartment with 84.6 m2 of internal space, situated on the first floor of a well-maintained four-storey building with an elevator. Located in a secure gated complex in Agios Athanasios, this property offers comfortable and convenient living.



The apartment is unfurnished, allowing you to design the interiors to your taste. Large windows invite natural light into the spacious living area and bedrooms. Designed with an A energy efficiency rating, the apartment ensures lower utility costs and a reduced environmental impact. The communal swimming pool provides a perfect place to relax and enjoy time with friends and family.

Agios Athanasios...

### Property Info

Covered Area  
Furnishing  
Air Conditioning

**84.6**  
**Unfurnished**  
**All rooms, Yes**

### Plot / Area Info

Pool  
Parking

**Yes**  
**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**29954**  
**Apartment**  
**Pre-Owned**  
**2**

### Amenities

- Elevator

### Location

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

Region: **Limassol**

## Price: €615 880 + VAT

VAT for this property is **€30,794** or **€117,017**. 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>~€21 235.20</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 332.00/m²</b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
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## Price change history

€615 880 on Jun 14, 2025

