

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

For sale: Modern apartment offering 76.5 m<sup>2</sup> of comfortable living space in a secure, gated complex. This fourth-floor property features two spacious bedrooms and two contemporary bathrooms, making it ideal for small families, couples, or working professionals. The apartment is unfurnished, providing you with a blank canvas to design your dream home.



Enjoy the convenience of an elevator, easy access to your residence, and peace of mind in a well-maintained building. Residents can take advantage of the communal swimming pool, perfect for relaxing or entertaining friends. With an energy efficiency rating of A, this apartment promises low utility costs and a reduced environmental foot...

### Property Info

Covered Area **76.5**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

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

### Additional info

Reference Number **29957**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **2**

### Amenities

- Elevator

### Location

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

## Price: €523 880 + VAT

VAT for this property is **€26,194** or **€99,537**. 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>~€17 555.20</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 893.00/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

€512 880 on Jun 14, 2025  
 €523 880 on Feb 27, 2026





