

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

Apartment for sale in a prestigious complex in Limassol, Agios Athanasios. Modern infrastructure, high quality materials, convenient location. Apartment features: entrance door with intercom, energy-saving windows are installed, the floor is covered with laminate and high-quality ceramic tiles, hidden air conditioners in each room, as well as there is preparation for a “warm floor”, there is a smart heating and cooling control system, a place to charge an electric car. Energy efficiency: there are solar panels, as well as thermal and sound insulation, which ensures almost zero energy consumption. The complex features: protected area, Club House, play and sports areas, charging...

### Property Info

Covered Area	<b>105</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>161730</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

#### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**

## Price: €475 000 + VAT

VAT for this property is **€23,750** or **€90,250**. 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>€4 524.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: +35796644888			

## Price change history

€475 000 on Jun 19, 2025

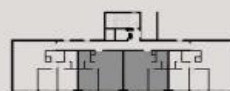




## 1 Bedroom Apartment

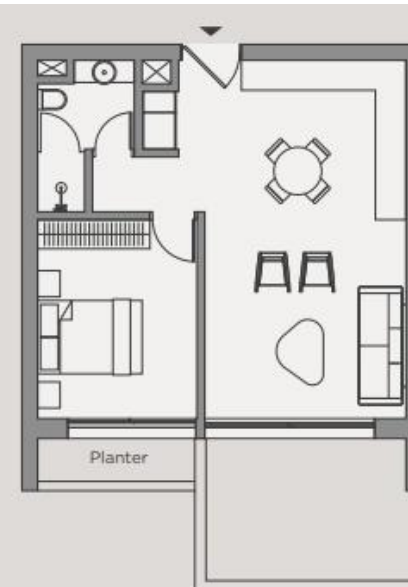


Additional garden area (ground floor only)	31-124m <sup>2</sup>
Internal area	53-54m <sup>2</sup>
External covered areas	8-14m <sup>2</sup>
Other Areas	6-11m <sup>2</sup>
Total Covered Area	68-78m <sup>2</sup>
Total Areas	68-202m <sup>2</sup>
Bedrooms	1
Bathrooms	1
Storage room	1



### TYPE A: BLOCK A, BLOCK B

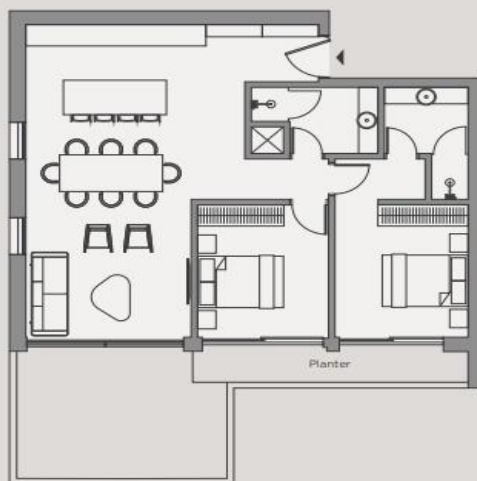
Living / Kitchen	3.88 x 8.50m
Bedroom 1	3.10 x 3.60m
Bedroom 2	3.05 x 3.60m



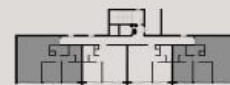
### TYPE B: BLOCK C

Living / Kitchen	3.85 x 7.70m
Bedroom 1	3.05 x 3.80m
Bedroom 2	3.05 x 3.80m

## 2 Bedroom Apartment



Additional garden area (ground floor only)	61-133m <sup>2</sup>
Additional roof garden area (top floor only)	57-58m <sup>2</sup>
Internal area	81-91m <sup>2</sup>
External covered areas	8-20m <sup>2</sup>
External uncovered areas	3-7m <sup>2</sup>
Other Areas	9-20m <sup>2</sup>
Total Covered Area	108-149m <sup>2</sup>
Total Areas	108-261m <sup>2</sup>
Bedrooms	2
Bathrooms	2
Storage room	1



### TYPE A: BLOCK A, BLOCK B

Living / Kitchen	3.88 x 8.50m
Bedroom 1	3.10 x 3.60m
Bedroom 2	3.05 x 3.60m