

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

For sale: a modern apartment currently under construction in the sought-after area of Agios Athanasios. This spacious property offers an internal area of 78 m2 and is located on the second floor of a three-story building with an elevator for easy access. It features two comfortable bedrooms and two contemporary bathrooms, designed for both functionality and style.



The apartment boasts underfloor heating and a top energy efficiency rating of class A, ensuring comfort and reduced utility costs. Large windows welcome plenty of natural light and offer lovely views of the city and the sea, creating a pleasant and relaxing atmosphere.

Agios Athanasios is a vibrant and growing are...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **78**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Parking **Covered, Yes**

Reference Number **26802**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**  
 View **Sea view**

### Amenities

### Location

- Elevator

**Location:** Limassol - Agios Athanasios  
 Coordinates: **34.692721032584 / 33.071873071761**

Region: **Limassol**

**Price: €550 000 + VAT**

VAT for this property is **€27,500** or **€104,500**. 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>€7 051.00/m<sup>2</sup></b>		

**Representative: Kazo Real Estate**

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**Price change history**

€550 000 on Jun 20, 2025









