

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

Two-bedroom apartment 206, with an internal area of 80 m<sup>2</sup>, is located on the second floor of a three-storey building.

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A modern residential apartment building in the new developing and growing area of Germasogeia, in the District of Limassol, Cyprus.

This project consisting of 21 one- and two-bedroom apartments, featuring a swimming pool and a gym. The development offers sea views, spacious covered balconies, covered parking, storage rooms, and much more.

## Features:

- ✓ Energy efficiency category A
- ✓ Outdoor pool with relaxation area
- ✓ Indoor gym
- ✓ Provision for air conditioning & heat pump split units in each bedroom & living room...

Property Info		Plot / Area II	nfo	<b>Additional info</b>	
Covered Area	93			Reference Number	7498
Covered Veranda	13	<b>-</b> .			Apartment Under Construction
Floor Number	2	Pool Parking	Common, Yes Covered, Yes	Property type	
Total Number of Floors	3			Condition	
Energy Efficiency	Α			Bathrooms	2

Amenities	Location	
• Parking	Location: Limassol - Agios Athanasios	Region: <b>Limassol</b>
raiking	Coordinates: <b>34.71920747123</b> / <b>33.068514915362</b>	



Price: €374 900 + VAT

VAT for this property is €18,745 or €71,231. 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>	Evaluded	Title transfer fee	None	Common ovnonces	Nana
	Price per SQM	€4 031.00/m <sup>2</sup>	Common expenses	None	

## **Representative: RealDeal Estates**

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited

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## **Price change history**

€374 900 on Jul 8, 2025













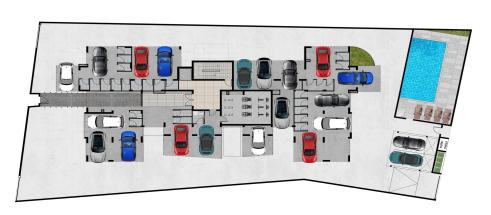












**GROUND FLOOR PLAN** 





SECOND FLOOR PLAN FLAT 206



Interal Area # 80 SQM Covered Veranda # 13 SQM