

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

- 2 bedrooms
- 2 W/C
- Internal Area 88.5m<sup>2</sup>
- Covered Veranda 25.5m<sup>2</sup>
- Covered Parking
- Communal Swimming Pool
- Storage
- Easy access to Limassol City Centre and all facilities
- Easy access to Highway connecting all cities
- Very quiet neighborhood
- Modern area with new houses
- Close to local and private schools



### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>89</b>                   |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Yes</b>          |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>13348</b>     |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Gym

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
 Coordinates: **34.709149632141 / 33.051930857539**

## Price: €445 000 + VAT

VAT for this property is **€22,250** or **€84,550**. 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>€5 000.00/m<sup>2</sup></b> |                 |             |

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€425 000 on Aug 8, 2025  
 €445 000 on Nov 28, 2025



