

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

For sale: A key-ready, modern apartment with a total internal space of 78 m<sup>2</sup>, located on the first floor of a five-story building with an elevator in Agios Athanasios. This newly built property, completed in 2025, offers two spacious bedrooms and is unfurnished, allowing you to add your personal touch. 

The apartment features underfloor heating and holds an A+ energy efficiency rating, ensuring your living space is comfortable throughout the year while keeping energy costs low. Residents enjoy access to a communal swimming pool and a gym, perfect for relaxation and maintaining an active lifestyle.

Agios Athanasios is a popular, well-developed area known for its blend of peac...

### Property Info

### Plot / Area Info

### Additional info

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

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

Reference Number **28049**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **1**  
 View **Sea view**

### Amenities

### Location

- Gym

**Location:** Limassol - Agios Athanasios  
 Coordinates: **34.715639606243 / 33.059151402841**

Region: **Limassol**

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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>€5 769.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€450 000 on Sep 28, 2025





