

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

For sale: A modern, key-ready apartment in the sought-after area of Agios Athanasios. This first-floor apartment features 84 m² of well-designed internal space, offering 2 spacious bedrooms and 1 elegant bathroom. With easy elevator access, this property is part of a contemporary five-floor building completed in 2025 and benefits from excellent energy efficiency (A+ rating).



Enjoy stunning panoramic views, including the city, mountains, surrounding village, countryside, and the sea from your new home. The apartment includes advanced underfloor heating for year-round comfort. Residents have exclusive access to a communal swimming pool and a fully equipped gym, making it easy to rel...

Property Info		Plot / Area Info		Additional info	
	84 Underfloor Heating, Yes All rooms, Yes		Yes Covered, Yes	Reference Number 28050	
Covered Area Heating Air Conditioning		Pool Parking		Property type	<b>Apartment</b>
				Condition	<b>Brand New</b>
				Bathrooms	1
				View	Sea view

Amenities	Location	
• Gym	Location: Limassol - Agios Athanasios	Region: <b>Limassol</b>
	Coordinates: 34.715639606243 / 33.059151402841	



Price: €495 000 + VAT

VAT for this property is **€24,750** or **€94,050**. 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 Excluded

Title transfer fee None

Price per SQM €5 893.00/m²

Common expenses None

## **Representative: Kazo Real Estate**

Registration number 694 Email info@kazo.com.cy
License number 372/E Legal name N/A

Phone: +35770003020, +35725346402

## **Price change history**

€495 000 on Sep 28, 2025











