

## 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 m<sup>2</sup> 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

Covered Area	<b>84</b>
Heating	<b>Underfloor 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>28050</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>
View	<b>Sea view</b>

### Amenities

- Gym

### Location

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

Region: **Limassol**

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>€5 893.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€495 000 on Sep 28, 2025





