

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

For sale: A spacious, modern apartment in the desirable area of Agios Athanasios. This well-maintained resale property features an internal space of  84 m2, offering comfortable living across two bedrooms and an inviting open-plan layout.

Agios Athanasios is known for its peaceful surroundings and convenient access to local amenities. Residents enjoy a mix of quiet residential streets and easy connections to shopping, schools, cafes, and recreation. The area combines suburban charm with practicality, making it ideal for both families and professionals.

The apartment boasts an energy efficiency rating of A, ensuring lower utility costs and a comfortable environment year-round....

### Property Info

Covered Area **84**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

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

### Additional info

Reference Number **28259**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **2**

### Amenities

- Balcony

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.69111209506 / 33.076114409553**

Region: **Limassol**

## Price: €660 000 + VAT

VAT for this property is **€33,000** or **€125,400**. 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>~€23 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 857.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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## Price change history

€690 000 on Oct 18, 2025  
 €660 000 on Mar 12, 2026





