

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

This modern 2-bedroom apartment offers a perfect blend of style, comfort, and functionality. Designed for contemporary living, it features a spacious open-plan kitchen and living area, two separate bedrooms, and two full bathrooms, making it ideal for couples, small families, or professionals.



The apartment boasts two private balconies, providing outdoor space for relaxation and entertaining. It is fully equipped with premium Bosch appliances, including a dishwasher, refrigerator, oven, induction hob, and washing machine. Additional features include underfloor water heating and an advanced VRV air-conditioning system in every room, ensuring comfort year-round.

This ready-to-...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>100</b>                     |
| Covered Veranda        | <b>16</b>                      |
| Uncovered Veranda      | <b>7</b>                       |
| Floor Number           | <b>1</b>                       |
| Total Number of Floors | <b>3</b>                       |
| Energy Efficiency      | <b>A</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

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

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>9907</b>      |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios  
 Coordinates: **34.695993657037 / 33.074866537985**

Region: **Limassol**

## Price: €690 000 + VAT

VAT for this property is **€34,500** or **€131,100**. 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>~€24 200.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 900.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€690 000 on Nov 6, 2025





