

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

This brand-new resale apartment is located in Columbia, one of Limassol's most convenient and well-established residential areas. Set on a quiet cul-de-sac just off Kolonakiou Avenue, it offers a calm living environment with supermarkets, cafés and essential services only a short walk away.



### Property Details:

- 2 bedrooms
- 2 W/C
- Internal Area: 82 m<sup>2</sup>
- Covered Veranda: 20 m<sup>2</sup>
- Store Room: 5 m<sup>2</sup>
- 1 covered parking space
- Located on the 2nd floor

### Key Features:

- Custom-designed kitchen & wardrobes
- Granite worktops
- High-quality sanitary ware (Laufen)
- Premium mixers &...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	82					Reference Number	15620
Heating	Underfloor Heating, Yes		Parking	Covered, Yes		Property type	Apartment
Air Conditioning	All rooms, Yes					Condition	Pre-Owned
						Bathrooms	2
						View	City view

Amenities

- Guest WC

Location

**Location:** Limassol - Agios Athanasios    Region: **Limassol**  
**Coordinates:** 34.699877 / 33.072506

## Price: €470 000 + VAT

VAT for this property is **€23,500** or **€89,300**. 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>~€15 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 732.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
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## Price change history

€470 000 on Dec 6, 2025











