

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

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



Discover this beautiful, brand-new resale apartment located in the heart of Columbia, one of Limassol's most established and high-demand residential areas. Set on a quiet cul-de-sac off Kolonakiou Avenue, the property combines privacy with unbeatable convenience. Supermarkets, cafés, shops and essential services are all within easy walking distance, making it an ideal home for both living and investment.

Positioned on the 1st floor, the apartment offers a bright and comfortable layout with modern finishes th...

### Property Info

### Plot / Area Info

### Additional info

Covered Area  
Heating  
Air Conditioning

**82**  
**Central Heating, Yes**  
**All rooms, Yes**

Pool  
Parking

**Yes**  
**Covered, Yes**

Reference Number  
Property type  
Condition  
Bathrooms  
View

**15614**  
**Apartment**  
**Pre-Owned**  
**2**  
**Sea view**

### Amenities

### Location

- Guest WC

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

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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>~€14 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 488.00/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>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€450 000 on Dec 9, 2025



