

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

Bright and contemporary two-bedroom apartment in a quiet, green neighborhood. Just 700 meters from the Grammar School and with easy highway access, offering convenience and comfort. X

- Spacious open-plan layout
- High-quality finishes, energy-efficient materials (Energy class A)
- Access to gym, swimming pool, sundeck, and amenities
- Private covered parking and storage

| Property Info          |                                | Plot / Area Info |                     | Additional info  |                  |
|------------------------|--------------------------------|------------------|---------------------|------------------|------------------|
| Covered Area           | <b>100</b>                     |                  |                     |                  |                  |
| Covered Veranda        | <b>16</b>                      |                  |                     |                  |                  |
| Floor Number           | <b>1</b>                       | Pool             | <b>Common, Yes</b>  | Reference Number | <b>10784</b>     |
| Total Number of Floors | <b>3</b>                       | Parking          | <b>Covered, Yes</b> | Property type    | <b>Apartment</b> |
| Energy Efficiency      | <b>A</b>                       |                  |                     | Bathrooms        | <b>2</b>         |
| Heating                | <b>Underfloor Heating, Yes</b> |                  |                     |                  |                  |

| Amilities | Location  | Region          |
|-----------|---|-----------------|
| • Parking | <b>Location:</b> Limassol - Agios Athanasios<br>Coordinates: <b>34.714348279516 / 33.048816928739</b> | <b>Limassol</b> |

## Price: €375 000 + VAT

VAT for this property is **€18,750** or **€71,250**. 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>~€11 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 750.00/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

€375 000 on Dec 11, 2025



