


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

For sale is a modern, spacious apartment in the desirable area of Agios Athanasios. This resale property offers 86 square meters of internal space, providing comfortable living with two bedrooms and one bathroom. Located on the third floor of a four-story building with an elevator, the apartment is designed for ease and convenience. 

Built in 2024, the property offers energy efficiency class A, ensuring lower energy costs and a comfortable indoor climate. Large windows fill the living space with natural light and provide a stunning panoramic view, making the apartment feel bright and welcoming. The layout is both functional and elegant, with high-quality finishes throughout.

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### Property Info

Covered Area **86**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **29323**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **1**

### Amenities

- Guest WC

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
 Coordinates: **34.721570968966 / 33.060256378289**

## Price: €400 000 + VAT

VAT for this property is **€20,000** or **€76,000**. 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>~€12 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 651.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€420 000 on Dec 24, 2025

€400 000 on Mar 18, 2026

