

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

For sale: A spacious apartment under construction in Agios Athanasios, offering a comfortable internal area of 123 square meters. This modern residence features two well-proportioned bedrooms and two stylish bathrooms, perfect for couples, small families, or professionals seeking extra space.



Located on the second floor of a three-story building with an elevator, convenience and accessibility are ensured. The apartment will be delivered unfurnished, allowing you to bring your personal touch to every room. Enjoy the comfort of underfloor heating and benefit from excellent energy efficiency with an A rating.

Agios Athanasios is a highly sought-after area known for its quiet, r...

### Property Info

Covered Area	<b>123</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>32699</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Balcony

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
**Coordinates:** **34.713418 / 33.067631**

## 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 659.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€450 000 on Feb 6, 2026



