

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

Estimated Delivery: September 2028 ✖

For sale: Modern off-plan apartment located in the desirable area of Agios Athanasios. This top-floor residence offers an internal space of 75 m<sup>2</sup>, designed with comfort and style in mind. With two spacious bedrooms and two contemporary bathrooms, this home is ideal for small families, couples, or investors seeking a smart opportunity.

The apartment is situated in a newly designed building featuring an elevator, ensuring easy access to the top floor where you can enjoy breathtaking mountain views. With energy efficiency rated at A+, this property is built to the highest environmental standards, promising lower utility costs and a comfortabl...

### Property Info

### Plot / Area Info

### Additional info

Covered Area  
Heating  
Air Conditioning

**75**  
**Central Heating, Yes**  
**All rooms, Yes**

Parking

**Covered, Yes**

Reference Number  
Property type  
Condition  
Bathrooms  
View

**30227**  
**Apartment**  
**Brand New**  
**2**  
**Mountains view**

### Amenities

### Location

- Balcony

**Location:** Limassol - Agios Athanasios  
Coordinates: **34.714597146993 / 33.053183300618**

Region: **Limassol**

## Price: €449 000 + VAT

VAT for this property is **€22,450** or **€85,310**. 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>€5 987.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€425 000 on Mar 12, 2026

€449 000 on May 1, 2026





**FLOOR PLANS**  
First Floor



**FLOOR PLANS**  
Third Floor



**FLOOR PLANS**  
Second Floor



**FLOOR PLANS**  
Roof Garden

