

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

For sale: This modern, key ready apartment is located in the vibrant area of Agios Athanasios. Offering 86 m2 of internal space, the home features two comfortable bedrooms and two stylish bathrooms. Situated on the first floor of a three-story building with elevator access, it ensures convenience for all residents. ✖

The apartment is designed with energy efficiency in mind, boasting an A+ rating and a central air conditioning system for year-round comfort. The spacious layout is bright and welcoming, thanks to the south-facing orientation that fills the rooms with natural light. The apartment can be purchased furnished if desired, making your move-in easy and stress-free.

Agio...

### Property Info

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

### Plot / Area Info

Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **31058**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- Garden

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
 Coordinates: **34.69385518271 / 33.068889102714**

## Price: €640 000 + VAT

VAT for this property is **€32,000** or **€121,600**. 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>€7 442.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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## Price change history

€640 000 on May 16, 2026







