

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

2 Bedroom Apartment – Spacious, Elegant & Perfectly Positioned ✖

This 2-bedroom apartment offers generous living areas and a thoughtfully planned layout suited for both families and professionals. The open-plan living space flows onto a large main terrace, ideal for dining, relaxing, or enjoying the quiet surroundings. Selected units also include an additional supplementary terrace for even more outdoor space.

The two private rooms are spacious and versatile, designed to accommodate family living, guests, or a dedicated home office. The modern Italian kitchen, quality finishes, and elegant materials enhance both the functionality and aesthetic of the home.

With cover...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>113</b> |
| Covered Veranda        | <b>23</b>  |
| Floor Number           | <b>1</b>   |
| Total Number of Floors | <b>3</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>5555</b>               |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios  
 Coordinates: **34.696260074686 / 33.048744759336**

Region: **Limassol**

## Price: €415 000 + VAT

VAT for this property is **€20,750** or **€78,850**. 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>€3 673.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€425 000 on Nov 29, 2023  
 €435 000 on Jul 13, 2024  
 €415 000 on Feb 28, 2025  
 €445 000 on Nov 28, 2025  
 €415 000 on Mar 19, 2026

