

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

We are proud to present an exclusive new residential development located in a peaceful, upmarket area of Agios Athanasios, Limassol. This prime location offers the perfect balance between tranquility and accessibility, just 2 minutes from the highway and only 15 minutes from the Mediterranean Sea, while being close to all major amenities including private schools, banks, business offices, and supermarkets.



### Project Overview

This elegant project consists of 2 modern blocks of apartments, all thoughtfully designed and built to the highest standards using the latest construction techniques and premium quality materials.

Whether you're seeking a luxurious home or a hi...

#### Property Info

Covered Area **101**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **18170**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Guest WC

#### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
 Coordinates: **34.710845 / 33.052409**

## 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>€4 455.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€230 000 on Jan 10, 2024  
 €220 000 on Apr 3, 2024  
 €430 000 on Nov 18, 2025  
 €450 000 on Jan 15, 2026

