

## 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	<b>117</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number	<b>18173</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>

#### Amenities

- Guest WC

#### Location

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

## Price: €460 000 + VAT

VAT for this property is **€23,000** or **€87,400**. 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>€3 932.00/m<sup>2</sup></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>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€400 000 on Jan 10, 2024  
 €450 000 on Nov 18, 2025  
 €460 000 on Jan 15, 2026

