

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

Discover refined Mediterranean living in one of Limassol's most up-and-coming residential areas. This boutique development of just 24 luxury apartments blends eclectic architectural design with premium materials, creating an elegant urban sanctuary just moments from the sea and city life.



Ideally located within walking distance to Kolonakiou Avenue and only a short drive to the city centre and promenade, this residence offers the perfect balance between tranquility and accessibility.

### Property Details

Floor: 3rd

Total Covered Area: 107 sqm

Internal Covered Area: 87 sqm

Covered Veranda: 20 sqm

Common Areas: 13 sqm

Bedrooms: 2

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### Property Info

Covered Area	<b>107</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>25436</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>

### Amenities

### Location

Apr 2, 2026

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<https://index.cy/sale/3542027>



• Garden

**Location:** Limassol - Agios Athanasios    **Region:** **Limassol**  
**Coordinates:** **34.7109373 / 33.0597452**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

**Price: €555 000 + VAT**

VAT for this property is **€27,750** or **€105,450**. 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>€5 187.00/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**

€555 000 on Jun 14, 2024

