

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

### 2-Bedroom Apartment

The 2-bedroom apartment on Ayios Athanasios Hill are thoughtfully designed to offer an ideal balance of comfort, practicality, and modern elegance. Perfect for couples, small families, or professionals seeking elevated living, these apartments feature spacious open-plan layouts that optimise natural light and create a seamless flow between the kitchen, dining, and living areas.

Large windows and generous verandas extend the living space outdoors, offering beautiful hillside or city views that enhance the daily living experience.

Both bedrooms are well-proportioned, with the master suite providing enhanced comfort and privacy through contemporary desi...



#### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>108</b> |
| Covered Veranda        | <b>23</b>  |
| Uncovered Veranda      | <b>8</b>   |
| Floor Number           | <b>2</b>   |
| Total Number of Floors | <b>3</b>   |
| Energy Efficiency      | <b>A</b>   |

#### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

#### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>6766</b>               |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>2</b>                  |
| View              | <b>Mountains view</b>     |

#### Amenities

- Parking

#### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.715551824872 / 33.062527710218**

Region: **Limassol**

## Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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>€3 241.00/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

€390 000 on Sep 10, 2024  
 €340 000 on Sep 11, 2024  
 €350 000 on Nov 19, 2025

