

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

2 Bedroom Apartment - Modern Living with Refined Finishes



Intro

This stylish 2-bedroom apartment offers a harmonious blend of spacious design, modern comfort, and boutique exclusivity in one of Limassol's most desirable neighbourhoods.

Design & Interiors

The open-plan living area is complemented by an Italian kitchen and refined finishes throughout. Bedrooms are enhanced by laminated parquet and Italian wardrobes, delivering both style and functionality.

Comfort Features

High living standards are supported through provisions for underfloor heating, electrical blinds, air conditioning, solar hot water, and a pressurized water system.

Key Fe...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>132</b>                     |
| Covered Veranda        | <b>44</b>                      |
| Floor Number           | <b>2</b>                       |
| Total Number of Floors | <b>4</b>                       |
| Energy Efficiency      | <b>A</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>1187</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:** **34.703824148551 / 33.074362508628**

Region: **Limassol**

## Price: €535 000 + VAT

VAT for this property is **€26,750** or **€101,650**. 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>€4 053.00/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

€490 000 on Sep 21, 2023  
 €515 000 on Dec 14, 2023  
 €525 000 on Oct 21, 2025  
 €535 000 on Nov 14, 2025





