

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

This exclusive residential project in the Agios Athanasios area of Limassol offers six modern apartments in a prime location with convenient access  to essential amenities. Positioned just 6 minutes from Foley's School and 3 minutes from The Grammar School, it ensures excellent educational options nearby. The project is a short 9-minute drive to Sklavenitis supermarket, 7 minutes from the Mediterranean Hospital of Cyprus, and 6 minutes from the German Oncology Center, combining convenience and comfort in a sought-after neighborhood.

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>111</b>			Reference Number	<b>234094</b>
Covered Veranda	<b>24</b>			Property type	<b>Apartment</b>
Uncovered Veranda	<b>15</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Floor Number	<b>3</b>			Construction Year	<b>2026</b>
Total Number of Floors	<b>3</b>			Bathrooms	<b>2</b>
Energy Efficiency	<b>A</b>				
Amenities		Location			
• Parking		<b>Location:</b> Limassol - Agios Athanasios		Region: <b>Limassol</b>	
Coordinates: <b>34.712882017454 / 33.050893760327</b>					

## Price: €521 600 + VAT

VAT for this property is **€26,080** or **€99,104**. 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 Price per SQM	<b>None</b> <b>€4 699.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€522 000 on Jan 11, 2025

€521 600 on Oct 21, 2025

