

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

2 Bedroom Residence – Spacious Hillside Living in Agios Athanasios



The 2-bedroom residence is designed for families or buyers seeking generous space, comfort, and panoramic views in one of Limassol’s most prestigious residential areas. Located in the elevated setting of Agios Athanasios, it offers a rare balance between privacy, nature, and urban accessibility.

A spacious open-plan living area forms the heart of the home, designed to capture natural light and showcase the surrounding views. All three bedrooms are well-sized and thoughtfully arranged, providing flexibility for family living, guests, or home office use. High-quality finishes and contemporary design elements ...

### Property Info

Covered Area	<b>102</b>
Covered Veranda	<b>20</b>
Uncovered Veranda	<b>21</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>2311</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 Region: **Limassol**  
**Coordinates: 34.716278 / 33.062667**

**Price: €695 000 + VAT**

VAT for this property is **€34,750** or **€132,050**. 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>€6 814.00/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>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

**Price change history**

€410 000 on Sep 23, 2023

€695 000 on Jan 27, 2025

