

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

2-Bedroom Apartment – Modern Comfort in Ayios Athanasios, Limassol

### General Description

This 2-bedroom apartment offers refined modern living in the prestigious Ayios Athanasios area of Limassol, one of the city’s most desirable residential neighborhoods. Perfectly positioned within a quiet yet central location, it provides residents with both privacy and convenience, just minutes from the highway, top schools, and city amenities.

The apartment is part of a boutique residential building that emphasizes architectural elegance, comfort, and energy efficiency, making it an ideal choice for professionals, couples, or small families seeking quality and style in a prime set...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>116</b> |
| Floor Number           | <b>1</b>   |
| Total Number of Floors | <b>3</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>234784</b>             |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>1</b>                  |

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**

## Price: €370 000 + VAT

VAT for this property is **€18,500** or **€70,300**. 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>€3 190.00/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

€400 000 on Feb 9, 2025  
 €370 000 on Oct 24, 2025





