

## 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

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## Price change history

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





