

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

Two-Bedroom Apartment – Contemporary Comfort Steps from the Sea

Just 50 meters from the shoreline and moments from the Limassol Nautical Club, this two-bedroom apartment embodies the essence of modern seaside living. Set in one of Limassol's most sought-after coastal neighborhoods, it offers effortless access to the city's beaches, luxury hotels, fine dining, and entertainment — all within walking distance.

### Design & Architecture

The architectural concept emphasizes clean lines, bright spaces, and a seamless connection to the outdoors. Expansive windows bring in natural light and frame serene sea views, while open-plan interiors create an airy sense of freedom...

### Property Info

Covered Area	<b>109</b>
Covered Veranda	<b>19</b>
Uncovered Veranda	<b>47</b>
Floor Number	<b>5</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking      **Covered, Yes**

### Additional Info

Reference Number	<b>235916</b>
Property type	<b>Apartment</b>
Construction Year	<b>2027</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

## Price: €890 000 + VAT

VAT for this property is **€44,500** or **€169,100**. 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>~€32 200.00</b> <b>€8 165.00/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>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€790 000 on Mar 18, 2025

€850 000 on May 27, 2025

€890 000 on Oct 15, 2025

