

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

Exclusive Coastal Residences Near Limassol Nautical Club

A premium residential development offering 37 spacious two- and three-bedroom apartments, just 50 meters from the sea, near Limassol's Nautical Club. Designed to provide a seamless blend of luxury, convenience, and modern coastal living, this boutique project boasts high-end specifications, stunning architecture, and top-tier amenities.

### Property Features

37 elegant apartments – Spacious layouts with premium finishes

Penthouse units – Private roof terraces with breathtaking views

Communal swimming pool & landscaped gardens – Perfect for relaxation

Smart home system – Control lightin...

### Property Info

Covered Area	<b>141</b>
Covered Veranda	<b>51</b>
Uncovered Veranda	<b>46</b>
Floor Number	<b>5</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>235917</b>
Property type	<b>Apartment</b>
Construction Year	<b>2027</b>
Bathrooms	<b>2</b>

### Amenities

- Elevator

### Location

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

## Price: €940 000 + VAT

VAT for this property is **€47,000** or **€178,600**. 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>~€34 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 667.00/m²</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

€940 000 on Mar 18, 2025

