

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

Modern Elegance by the Sea – Apartment Near Limassol Nautical Club

Just 50 meters from the coastline, this apartment offers an exceptional opportunity to embrace modern coastal living in one of Limassol's most prestigious seaside neighborhoods. With the Nautical Club, luxury hotels, and the city's vibrant amenities just steps away, this residence combines elegance, comfort, and unmatched convenience.

### Design & Architecture

The architectural style reflects a seamless blend of contemporary aesthetics and functional living. Clean lines, expansive windows, and open layouts bring in abundant natural light while offering uninterrupted views and a constant connection...

### Property Info

Covered Area	<b>116</b>
Covered Veranda	<b>25</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>235920</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: €740 000 + VAT

VAT for this property is **€37,000** or **€140,600**. 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>~€26 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 379.00/m²</b>		

## Representative: MySpace

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## Price change history

€670 000 on Mar 18, 2025  
 €740 000 on May 27, 2025

