

## 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>124</b>
Covered Veranda	<b>33</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>235924</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: €910 000 + VAT**

VAT for this property is **€45,500** or **€172,900**. 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>~€33 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 339.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€800 000 on Mar 18, 2025  
€870 000 on May 27, 2025  
€910 000 on Oct 15, 2025

