

2 Bedroom Apartment for Sale in Limassol - Agios Athanasios

Experience coastal lifestyle at its finest, just moments from the sea.



Boutique living with a nautical spirit, blending quality, convenience and wellbeing, in a prime location.

- Only 50m from the sea, near Limassol's Nautical Club.
- 37 spacious, well-designed two and three-bedroom apartments.
- Penthouses with private roof terraces.
- Communal swimming pool and landscaped gardens.
- One-minute walk to the beach, easy access to the city centre and the highway.
- Surrounded by an array of amenities, services and facilities, including hotels, cafés, restaurants, supermarkets and more.

Property Info Plot / Area Info Additional info

Apartment

Property type

INDEX

125

Covered Veranda 35

Floor Number 4
Pool Common, Yes
Reference Number 4496

Total Number of Floors 5

Energy Efficiency A

Heating Underfloor Heating, Yes

Amenities Location

• Elevator Location: Limassol - Agios Athanasios Region: Limassol

Coordinates: **34.691009599201** / **33.072881679785**



Price: €960 000 + VAT

VAT for this property is €48,000 or €182,400. 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 Excluded

Title transfer fee ~€35 000.00

Price per SQM €7 680.00/m²

Common expenses None

Representative: RealDeal Estates

Registration number 1311 Email info@realdeal.cy
License number 247/E Legal name Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333**

Price change history

€880 000 on May 7, 2025

€902 000 on Sep 25, 2025

€920 000 on Oct 16, 2025

€960 000 on Nov 19, 2025













GROUND FLOOR



- A Pedestrian entrance
 B Parking entrance / exit
- C Building A main entrance E Lift
- G Parking space
- I Swimming pool

- D Building B main entrance F Staircase
- H Storeroom
- J Changing room & toilet