

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	
Covered Area	125				
Covered Veranda	35				
Floor Number	4			Reference Number	4496
Total Number of Floors	5	Pool	Common, Yes	Property type	Apartment
Energy Efficiency	A				
Heating	Underfloor Heating, Yes				

Amenities	Location	
• Elevator	Location: Limassol - Agios Athanasios Coordinates: 34.691009599201 / 33.072881679785	Region: Limassol

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.

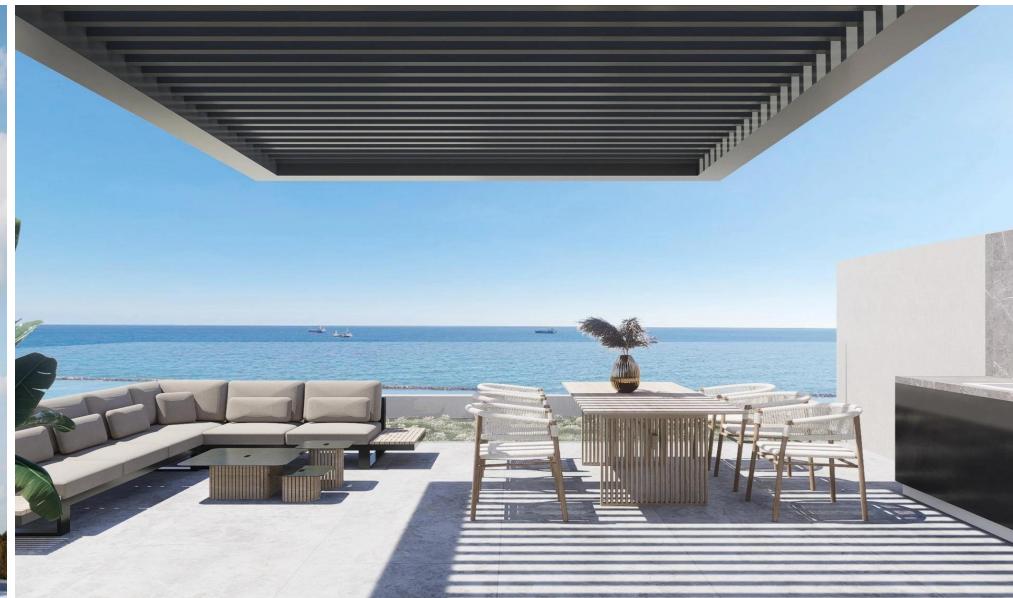
VAT	Excluded	Title transfer fee Price per SQM	~€35 000.00 €7 680.00/m²	Common expenses	None
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Representative: RealDeal Estates

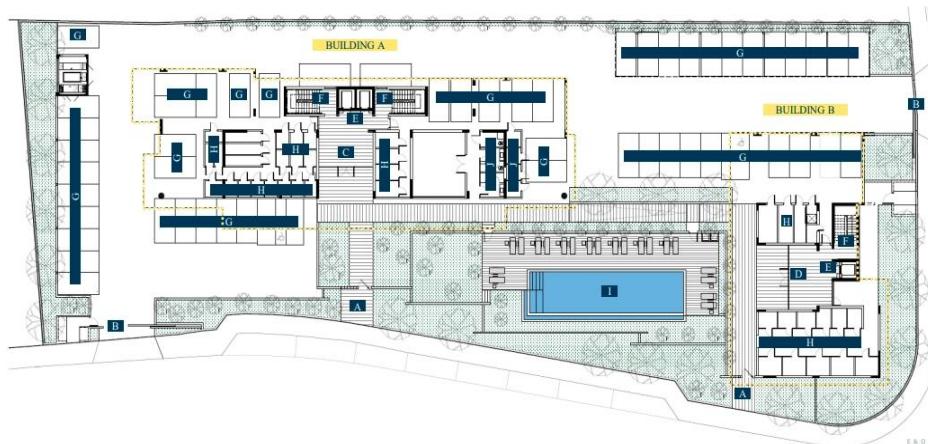
Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

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	C Building A main entrance	E Lift	G Parking space	I Swimming pool
B Parking entrance / exit	D Building B main entrance	F Staircase	H Storeroom	J Changing room & toilet