

## 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

Covered Area	<b>125</b>
Covered Veranda	<b>35</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Pool **Common, Yes**

### Additional info

Reference Number **4496**  
 Property type **Apartment**

### Amenities

- Elevator

### Location

**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	<b>Excluded</b>	Title transfer fee	<b>~€35 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 680.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

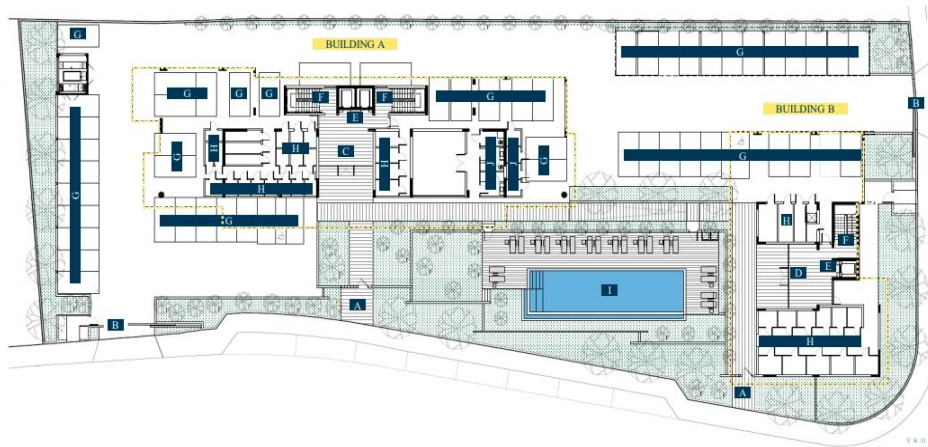
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## 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 |