

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	125
Covered Veranda	35
Floor Number	4
Total Number of Floors	5
Energy Efficiency	A
Heating	Underfloor Heating, Yes

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	Excluded	Title transfer fee	~€35 000.00	Common expenses	None
		Price per SQM	€7 680.00/m²		

Representative: RealDeal Estates

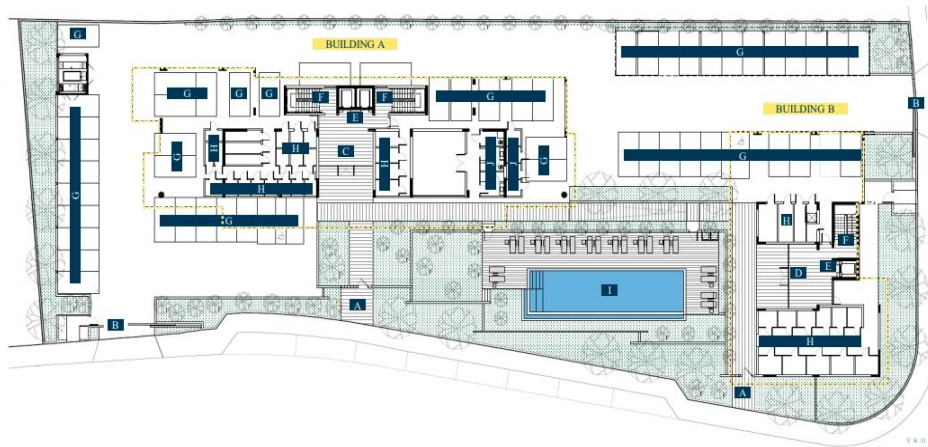
Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

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 |