

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	141	
Covered Veranda	51	
Floor Number	5	Pool Common, Yes
Total Number of Floors	5	Parking Covered, Yes
Energy Efficiency	A	Reference Number 4500
Heating	Underfloor Heating, Yes	Property type Apartment

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

Price: €1 080 000 + VAT

VAT for this property is **€54,000** or **€205,200**. 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	~€39 800.00 €7 660.00/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
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Price change history

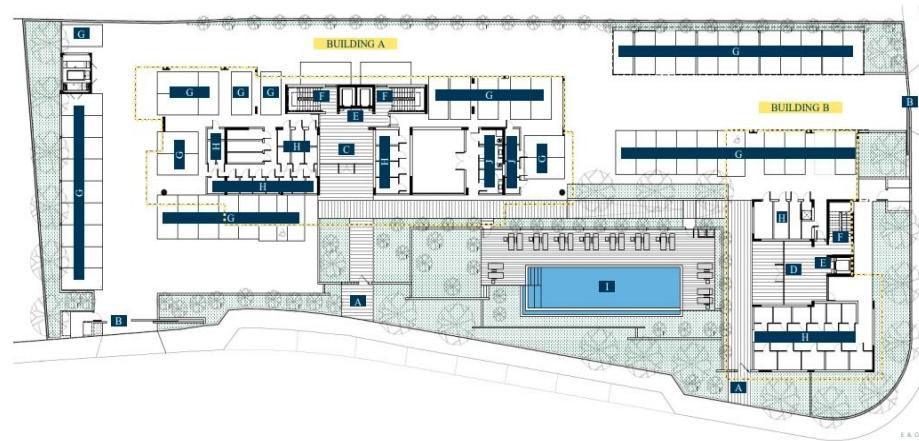
€980 000 on May 7, 2025

€1 030 000 on Sep 25, 2025

€1 080 000 on Nov 19, 2025



GROUND FLOOR



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

BUILDING A ROOF TERRACES

