

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

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Covered Veranda 51

Floor Number 5 Pool Common, Yes Reference Number 4500

Total Number of Floors 5 Parking Covered, Yes Property type Apartment

Energy Efficiency A

Heating Underfloor Heating, Yes

Amenities Location

• Roof Garden

Location: Limassol - Agios Athanasios

Region: Limassol

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



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 ~€39 800.00

Price per SQM €7 660.00/m²

Common expenses None

Representative: RealDeal Estates

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License number 247/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







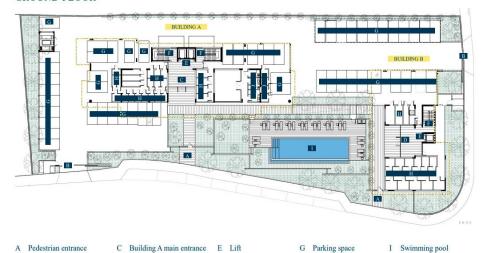






GROUND FLOOR

B Parking entrance / exit



H Storeroom

J Changing room & toilet

D Building B main entrance F Staircase

BUILDING A ROOF TERRACES

