

## 2 Bedroom Apartment for Sale in Limassol - Agios Athanasios

Discover elevated living in one of Limassol’s most sought-after locations. Situated just moments from the beach, this exclusive first-floor 2-bedroom apartment offers 87 sqm of meticulously designed interior space, complemented by a private allocated roof garden — perfect for those who appreciate comfort, style, and outdoor living. 

Elegant ceramic floorin

This residence is part of a boutique development of only 9 exclusive apartments, where premium construction and thoughtful design meet to create a truly exceptional lifestyle offering.

Key Features Include:

Concealed VRV air conditioning (cooling & heating) in all areas except bathrooms

Electric...

### Property Info

Covered Area  
Furnishing  
Air Conditioning

**87**  
**Unfurnished**  
**All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **29424**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

- Elevator

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
Coordinates: **34.709053 / 33.050797**

## Price: €430 000 + VAT

VAT for this property is **€21,500** or **€81,700**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 943.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€430 000 on May 8, 2025







