

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

Two-Bedroom Apartment with Expansive Views and Premium Facilities

This two-bedroom apartment is designed for those who value both space and lifestyle. Nestled within a secure gated community just 3km from the city center, it offers panoramic views of the sea and skyline, along with access to top-tier shared amenities.

The layout includes a spacious open-plan kitchen, living, and dining area that flows onto a private veranda—perfect for enjoying the surrounding landscape. Generously sized bedrooms, refined finishes, and thoughtfully integrated storage contribute to a highly functional and elegant home environment.

With access to a communal pool, gym, gardens, sports ...

| Property Info          |     | Plot / Area II  | nfo                         | Additional info   |                  |
|------------------------|-----|-----------------|-----------------------------|-------------------|------------------|
| Covered Area           | 116 |                 |                             | Reference Number  | 237217           |
| Covered Veranda        | 26  | Pool<br>Parking | Common, Yes<br>Covered, Yes | Property type     | <b>Apartment</b> |
| Floor Number           | 4   |                 |                             | Construction Year | 2027             |
| Total Number of Floors | 4   |                 |                             | Bathrooms         | 2                |
| Energy Efficiency      | Α   |                 |                             | View              | Sea view         |

## Amenities Location

• Parking Location: Limassol - Agios Athanasios Region: Limassol



Price: €505 000 + VAT

VAT for this property is **€25,250** or **€95,950**. 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 | ~ <b>€16 800.00</b> | Common expenses | None |
|-----|----------|--------------------|---------------------|-----------------|------|
|     |          | Price per SOM      | €4 353.00/m²        |                 | None |

## **Representative: MySpace**

| Registration number | 229/E | Email      | myspace.cyprus@gmail.com                  |
|---------------------|-------|------------|---|
| License number      | 1047  | Legal name | MYSPACE Real Estate/ A.SP.Thinkrealty Itd |

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## **Price change history**

€480 000 on May 27, 2025 €505 000 on Oct 23, 2025

































