

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

Modern Urban Comfort – Two-Bedroom Apartment in the Heart of Neapolis

This two-bedroom apartment offers the perfect blend of contemporary design and Mediterranean lifestyle, set within a newly built residential complex in Limassol's vibrant Neapolis area. Located just a short walk from the beach, supermarkets, banks, and everyday conveniences, it is ideal for those who value both city energy and coastal relaxation.

### Design & Layout

The apartment features an open-plan layout that combines the kitchen, living, and dining areas into a single, light-filled space that opens onto a private balcony. Thoughtfully designed to maximize functionality and flow, it offers a ...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>107</b> |
| Covered Veranda        | <b>20</b>  |
| Floor Number           | <b>1</b>   |
| Total Number of Floors | <b>4</b>   |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>237268</b>             |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**

## Price: €510 000 + VAT

VAT for this property is **€25,500** or **€96,900**. 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>€4 766.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€510 000 on May 31, 2025

