

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

This is a premium residential development designed for modern coastal living, ideally located in the vibrant area of Agios Athanasios, just 300 meters from the beach. This elegant three-story building consists of 6 stylish apartments, offering a mix of 1, 2, 3 and 4-bedroom layouts. Situated within walking distance of popular lifestyle destinations like Columbia Beach and NOA, it also enjoys close proximity to essential amenities, including Lidl supermarket (200m), Alphamega and a variety of coffee shops and restaurants. Each apartment includes covered parking, private storage room, underfloor heating, air-conditioning units, solar water heater, water pressure system, Smart ho...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>77.8</b>			Reference Number	<b>30022</b>
Furnishing	<b>Unfurnished</b>			Property type	<b>Apartment</b>
Heating	<b>Underfloor Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Brand New</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>2</b>

Amenities	Location	Region:
• Balcony	<b>Location:</b> Limassol - Agios Athanasios Coordinates: <b>34.689267377543 / 33.070452822134</b>	<b>Limassol</b>

## Price: €550 000 + VAT

VAT for this property is **€27,500** or **€104,500**. 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 Price per SQM	<b>None</b> <b>€7 143.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€650 000 on Jun 21, 2025

€550 000 on Nov 19, 2025







