

## 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

Covered Area **77.8**  
 Furnishing **Unfurnished**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **30022**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- Balcony

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates: 34.689267377543 / 33.070452822134**

## 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 143.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€650 000 on Jun 21, 2025  
 €550 000 on Nov 19, 2025







