


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

Two-bedroom penthouse 11, with an internal area of 85 m<sup>2</sup> and a 60 m<sup>2</sup> roof garden, is located on the third floor of a three-storey building. 

This is newly designed project, will be located in one of Limassol's prime locations, Ayios Athanasios. The building's contemporary design and elegant layout will add beauty to the neighborhood. The building will accommodate luxurious 2- and 3-bedroom apartments with limitless natural light.

Key Features:

- ✓ 12 spacious 2-bedroom apartments spread over 4 floors
- ✓ Nestled in the prestigious area of Agios Athanasios
- ✓ Walking distance to schools, parks, supermarkets, pharmacies, and public transportation

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### Property Info

Covered Area	<b>105</b>
Covered Veranda	<b>20</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

### Additional info

Reference Number	<b>7342</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>1</b>

### Amenities

- Roof Garden

### Location

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.702088795856 / 33.069427009765**

## Price: €570 000 + VAT

VAT for this property is **€28,500** or **€108,300**. 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>€5 429.00/m<sup>2</sup></b>		

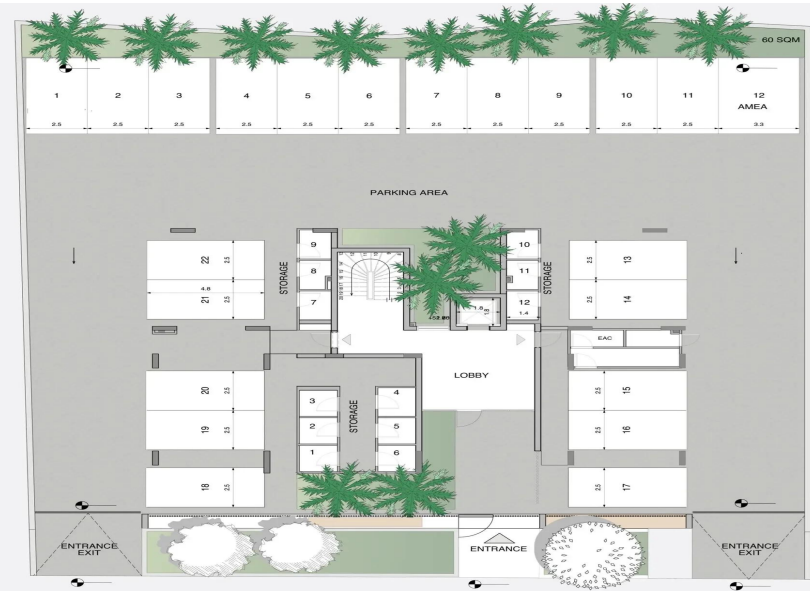
## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

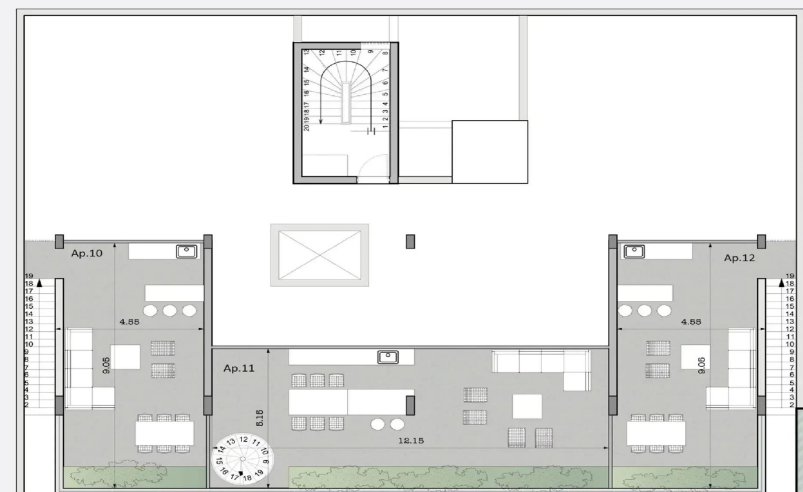
## Price change history

€555 000 on Jul 2, 2025  
 €570 000 on Jan 23, 2026





FOURTH FLOOR



ROOF GARDEN