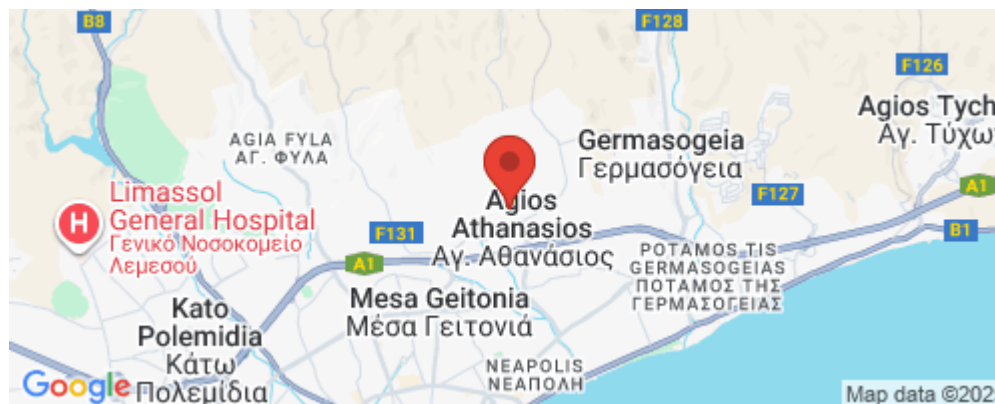


2 Bedroom Apartment for Sale in Limassol - Agios Athanasios

This spacious 2-bedroom apartment is part of an exclusive modern development located in the highly desirable area of Ayios Athanasios, Limassol. Ideally positioned near the A1 highway and just minutes from the city center, it offers the perfect balance of comfort, style, and convenience.



Designed with contemporary living in mind, the apartment features an open-plan layout, premium finishes, and smart home infrastructure for enhanced comfort and functionality. Large windows allow natural light to fill the space, while well-thought-out interiors provide ample storage and flexibility for daily living.

Apartment Highlights:

– 2 bedrooms, including a master with en-su...

Property Info

Covered Area	106
Covered Veranda	23
Floor Number	3
Total Number of Floors	4
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking	Covered, Yes
---------	---------------------

Additional info

Reference Number	7854
Property type	Apartment
Condition	Under Construction
Bathrooms	2

Amenities

Location



- Parking

Location: Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.712646172065 / 33.057399978763**

www.index.cy - All Cyprus Real Estate

Price: €460 000 + VAT

VAT for this property is **€23,000** or **€87,400**. 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	None	Common expenses	None
		Price per SQM	€4 340.00/m²		

Representative: RealDeal Estates

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

Price change history

€460 000 on Jul 25, 2025





3rd FLOOR