

2 Bedroom Apartment for Sale in Limassol - Agios Athanasios

This modern 2-bedroom apartment is part of the exclusive development in Agios Athanasios, located on the second floor, just 300 meters from the beach and close to Columbia Beach, NOA, supermarkets like Lidl and Alphamega, as well as popular coffee shops. X

With an internal area of 80 m² and a 13 m² covered veranda, the apartment offers comfortable living with features such as covered parking, a private storage room, underfloor heating, air conditioning, a solar water heater, a pressure water system, and provisions for a smart home system and security.

Property Info	Plot / Area Info	Additional info
Covered Area	93	
Covered Veranda	13	
Floor Number	2	Reference Number 8390
Total Number of Floors	3	Property type Apartment
Energy Efficiency	A	Bathrooms 2
Heating	Underfloor Heating, Yes	
Air Conditioning	All rooms, Yes	
Amenities	Location	
• Parking	Location: Limassol - Agios Athanasios Region: Limassol Coordinates: 34.69217404 / 33.07169079	

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	Excluded	Title transfer fee Price per SQM	~€18 600.00 €5 914.00/m²	Common expenses	None
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Representative: RealDeal Estates

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Price change history

€650 000 on Aug 13, 2025

€680 000 on Oct 3, 2025

€550 000 on Dec 30, 2025





