


## 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. 

With an internal area of 80 m<sup>2</sup> and a 13 m<sup>2</sup> 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

Covered Area	<b>93</b>
Covered Veranda	<b>13</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **8390**  
 Property type **Apartment**  
 Bathrooms **2**

### Amenities

- Parking

### Location

**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	<b>Excluded</b>	Title transfer fee	<b>~€18 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 914.00/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>
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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





