

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

Two-bedroom apartment with an internal area of 92 m<sup>2</sup> is located on the second floor of a four-story building. 

The perfect combination of commercial properties and residential residences on a single site. All functional areas are seamlessly integrated, providing business owners the opportunity to acquire both offices and apartments. This “live and work” concept allows them to save valuable time — because, as we all know, time is money.

The complex is situated in Agios Athanasios, Limassol, surrounded by key business hubs, including: Porsche, Soul Publishing, Brain Rocket.

Everything you need is within walking distance: Grocery stores, cafes, pharmacies a...

Property Info	Plot / Area Info	Additional info
Covered Area	<b>104</b>	
Covered Veranda	<b>12</b>	
Uncovered Veranda	<b>7</b>	Pool <b>Common, Yes</b>
Floor Number	<b>2</b>	Parking <b>Covered, Yes</b>
Total Number of Floors	<b>4</b>	Reference Number <b>8935</b>
Heating	<b>Underfloor Heating, Yes</b>	Property type <b>Apartment</b>
		Bathrooms <b>2</b>

Amenities	Location
• Parking	<b>Location:</b> Limassol - Agios Athanasios    Region: <b>Limassol</b> <b>Coordinates:</b> <b>34.697672 / 33.0627288</b>

## Price: €664 000 + VAT

VAT for this property is **€33,200** or **€126,160**. 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 Price per SQM	<b>~€23 160.00</b> <b>€6 385.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€664 000 on Sep 16, 2025







