

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

This one-of-a-kind residential development, located in the sought-after area of Agios Athanasios, offers a unique combination of modern design, premium finishes, and a highly convenient location. Just a short drive from the heart of Limassol, the project places you within walking distance of indispensable amenities, including renowned schools and easy access to major highways.



The development features a limited number of spacious apartments, each meticulously designed to maximize comfort and functionality. Elegant interiors boast high ceilings, custom-built kitchens, and luxurious European-branded bathroom fixtures. Large windows flood the spaces with natural light, while high-quality...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **106**

Covered Veranda **22**

Floor Number **3**

Total Number of Floors **4**

Furnishing **Unfurnished**

Energy Efficiency **A**

Heating **Autonomous Heating, Yes**

Air Conditioning **All rooms, Yes**

Reference Number **10060**

Property type **Apartment**

Condition **Under Construction**

Bathrooms **2**

### Amenities

### Location

- Elevator

**Location:** Limassol - Agios Athanasios Region: **Limassol**

Coordinates: **34.71264 / 33.05722**

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 340.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€460 000 on Oct 8, 2025





