

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

Nestled in one of Limassol's most sought-after neighborhoods, this boutique residential building offers a refined living experience in a prime location. Just a short stroll from vibrant amenities and a short drive to pristine beaches, it combines convenience with tranquility. Designed with meticulous attention to detail, the property features a select number of luxury apartments, each showcasing exceptional quality and premium materials.



Interiors are outfitted with elegant Italian kitchen cabinetry, high-quality porcelain tiles, and laminated parquet flooring in bedrooms. Large windows flood the spaces with natural light, while thoughtfully designed layouts ensure seamless f...

### Property Info

Covered Area	<b>132</b>
Covered Veranda	<b>44</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</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	<b>10563</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
**Coordinates:** **34.703881 / 33.074403**

**Price: €535 000 + VAT**

VAT for this property is **€26,750** or **€101,650**. 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>€4 053.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

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**Price change history**

€535 000 on Oct 8, 2025

















