

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

Located in a fast-growing neighborhood of Agios Athanasios, this modern residential development offers the perfect combination of peace, comfort, and accessibility. Surrounded by new modern buildings and benefiting from easy access to the highway from both Agios Athanasios and Germasogeia, it ensures seamless connectivity to the key areas of Limassol.

The neighborhood provides a quiet and relaxed atmosphere, offering a welcome escape from the urban pulse, while still being just minutes away from essential amenities, shopping, dining, and entertainment. With its strategic location, residents enjoy the best of both worlds—convenience without the noise, and privacy without isolation....

### Property Info

Covered Area	<b>94</b>
Covered Veranda	<b>17</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Autonomous Heating, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>11464</b>
Property type	<b>Apartment</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
**Coordinates:** **34.721335 / 33.067645**

## Price: €470 000 + VAT

VAT for this property is **€23,500** or **€89,300**. 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>~€15 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 000.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€470 000 on Oct 8, 2025







