

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

Set in a peaceful residential pocket of Agios Athanasios, this elegant new development introduces a boutique collection of just nine stylish apartments, perfectly positioned to capture sweeping views of the sea, mountains, and city skyline. Designed with modern living in mind, each residence features open-plan interiors, large verandas, and floor-to-ceiling windows that fill the spaces with natural light. The thoughtful layouts and quality finishes create a home that is both practical and refined. With quick access to the highway and main city routes, residents enjoy the serenity of a quiet neighborhood without sacrificing urban convenience. Amenities such as schools, supermar...



### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>106</b>				
Covered Veranda	<b>24</b>				
Floor Number	<b>3</b>			Reference Number	<b>12638</b>
Total Number of Floors	<b>3</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Furnishing	<b>Unfurnished</b>			Condition	<b>Under Construction</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>2</b>
Heating	<b>Autonomous Heating, Yes</b>				
Air Conditioning	<b>All rooms, Yes</b>				

### Amenities

### Location

- Parking

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
 Coordinates: **34.719297 / 33.063021**

## Price: €430 000 + VAT

VAT for this property is **€21,500** or **€81,700**. 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>€4 057.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€450 000 on Oct 8, 2025

€430 000 on Mar 4, 2026





