

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

Nestled in the prestigious hills of Ayios Athanasios, this boutique residential project offers a rare blend of elegance, privacy, and modern sophistication. Comprising only five exquisite apartments and a luxurious penthouse, the development redefines upscale living in one of Limassol's most desirable neighborhoods. ✖

Each residence is crafted with meticulous attention to detail, showcasing sleek architectural lines and refined interiors. Floor-to-ceiling windows flood the spaces with natural light and open onto generous verandas with sea or city views. Interiors feature high-quality Italian ceramic and parquet flooring, custom-made kitchens with granite countertops, and designer ba...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>98</b>				
Covered Veranda	<b>22</b>				
Uncovered Veranda	<b>19</b>				
Floor Number	<b>1</b>			Reference Number	<b>12680</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: 34.710922 / 33.046153**

## Price: €390 000 + VAT

VAT for this property is **€19,500** or **€74,100**. 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>€3 980.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€370 000 on Oct 8, 2025  
 €390 000 on Jan 22, 2026







