

## 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 **98**

Covered Veranda **22**

Uncovered Veranda **19**

Floor Number **1**

Total Number of Floors **3**

Furnishing **Unfurnished**

Energy Efficiency **A**

Heating **Autonomous Heating, Yes**

Air Conditioning **All rooms, Yes**

Parking

**Covered, Yes**

Reference Number **12680**

Property type **Apartment**

Condition **Under Construction**

Bathrooms **2**

### Amenities

### Location

- Parking

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

Coordinates: **34.710922 / 33.046153**

**Price: €370 000 + VAT**

VAT for this property is **€18,500** or **€70,300**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 776.00/m<sup>2</sup></b>		

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

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**Price change history**

€370 000 on Oct 8, 2025











