

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

This stylish two-bedroom apartment is located on the second floor of a new residential project in the sought-after area of Agios Athanasios. Just moments from the lively Kolonakiou Street, the apartment offers the perfect balance between city convenience and the tranquility of a peaceful, green neighborhood.

With its sleek asymmetrical architecture and exceptional construction quality, the building sets a new standard for modern living in Limassol. The apartment features a spacious open-plan layout that connects the living, dining, and kitchen areas seamlessly. Large glass doors lead to a generous veranda with a glass balustrade, ideal for outdoor dining or quiet moments.

The ...

### Property Info

Covered Area	<b>121</b>
Covered Veranda	<b>34</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

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

### Additional info

Reference Number	<b>12694</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:** **34.6976 / 33.072411**

## Price: €540 000 + VAT

VAT for this property is **€27,000** or **€102,600**. 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>€4 463.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€540 000 on Oct 8, 2025





