

## 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		Plot / Area Info		Additional info	
Covered Area	121			Reference Number	12694
Covered Veranda	34			Property type	Apartment
Floor Number	2	Pool	Common, Yes	Condition	Under Construction
Total Number of Floors	4	Parking	Covered, Yes	Bathrooms	2
Furnishing	Unfurnished				
Energy Efficiency	A				
Heating	Underfloor Heating, Yes				
Air Conditioning	All rooms, Yes				
Amenities		Location			
• Parking		<b>Location:</b> Limassol - Agios Athanasios Region: <b>Limassol</b> <b>Coordinates:</b> 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/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€540 000 on Oct 8, 2025





