

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

Set in the highly desirable area of Agios Athanasios, this new residential development introduces a modern perspective on elevated city living. Designed with care and clarity, the building features twelve spacious two-bedroom apartments spread across four levels—each one thoughtfully planned to embrace natural light and contemporary aesthetics.



Located within walking distance of public parks, reputable schools, supermarkets, pharmacies, and key transport links, the project offers a rare balance of serenity and urban accessibility. The design blends clean architectural lines with open-plan interiors and generous verandas, ensuring that each residence feels both elegant and function...

### Property Info

Covered Area	<b>106</b>
Covered Veranda	<b>21</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

### Additional info

Reference Number	<b>12953</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Elevator

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
**Coordinates: 34.702147 / 33.069191**

## Price: €565 000 + VAT

VAT for this property is **€28,250** or **€107,350**. 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>€5 330.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€575 000 on Oct 8, 2025  
 €555 000 on Nov 7, 2025  
 €565 000 on Jan 30, 2026



