

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

Located in a thriving residential area of Ayios Athanasios, this new boutique development offers a perfect balance of urban living and modern comfort. Just minutes from central Limassol, with excellent access to schools, shopping, healthcare, and main transport routes, it presents an ideal setting for contemporary city life.

The project comprises 14 stylish apartments, with a selection of one-, two-, and three-bedroom layouts. Two exclusive apartments feature private roof gardens with panoramic views, adding an exceptional dimension to the living experience. Bright, open-plan interiors are designed for maximum space and light, complemented by spacious verandas and refined finishes.<...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>108</b>				
Covered Veranda	<b>27</b>			Reference Number	<b>13263</b>
Floor Number	<b>3</b>	Pool	<b>Common, Yes</b>	Property type	<b>Apartment</b>
Total Number of Floors	<b>3</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Furnishing	<b>Unfurnished</b>			Bathrooms	<b>2</b>
Energy Efficiency	<b>A</b>				
Heating	<b>Underfloor Heating, Yes</b>				

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios **Region:** **Limassol**  
**Coordinates:** **34.713297 / 33.048862**

## Price: €550 000 + VAT

VAT for this property is **€27,500** or **€104,500**. 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 Price per SQM	<b>None</b> <b>€5 093.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€550 000 on Oct 8, 2025





