

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	108				
Covered Veranda	27			Reference Number	13263
Floor Number	3	Pool	Common, Yes	Property type	Apartment
Total Number of Floors	3	Parking	Covered, Yes	Condition	Under Construction
Furnishing	Unfurnished			Bathrooms	2
Energy Efficiency	A				
Heating	Underfloor Heating, Yes				

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	Excluded	Title transfer fee Price per SQM	None €5 093.00/m²	Common expenses	None
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Representative: Cyprus Sotheby's International Realty

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Price change history

€550 000 on Oct 8, 2025





