

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

### Amenities

### Location

- Parking

**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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 093.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

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**Price change history**

€550 000 on Oct 8, 2025









