


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

Covered Area	108
Covered Veranda	27
Floor Number	3
Total Number of Floors	3
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Underfloor Heating, Yes

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	13263
Property type	Apartment
Condition	Under Construction
Bathrooms	2

Amenities

- Parking

Location

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

Price: €560 000 + VAT

VAT for this property is **€28,000** or **€106,400**. 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	None	Common expenses	None
		Price per SQM	€5 185.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€550 000 on Oct 8, 2025
 €560 000 on Apr 20, 2026





