

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

This is a refined gated community nestled on the hills of Limassol, designed for those seeking the perfect balance between outdoor and urban living.



This exclusive residential project offers a range of thoughtfully designed homes, including spacious 3-bedroom houses and villas, as well as modern 1- and 2-bedroom apartments, providing a variety of living options to suit different lifestyles.

Residential complex features a selection of meticulously crafted apartments, townhouses and villas. The development embodies a design ethos where elegance meets minimalism, characterised by clean lines, open layouts, and high-quality finishes. The architecture and interior design focus on...

### Property Info

Covered Area	<b>108</b>
Covered Veranda	<b>18</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>9461</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.724454372117 / 33.066916462065**

Region: **Limassol**

## Price: €478 000 + VAT

VAT for this property is **€23,900** or **€90,820**. 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>~€15 720.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 426.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

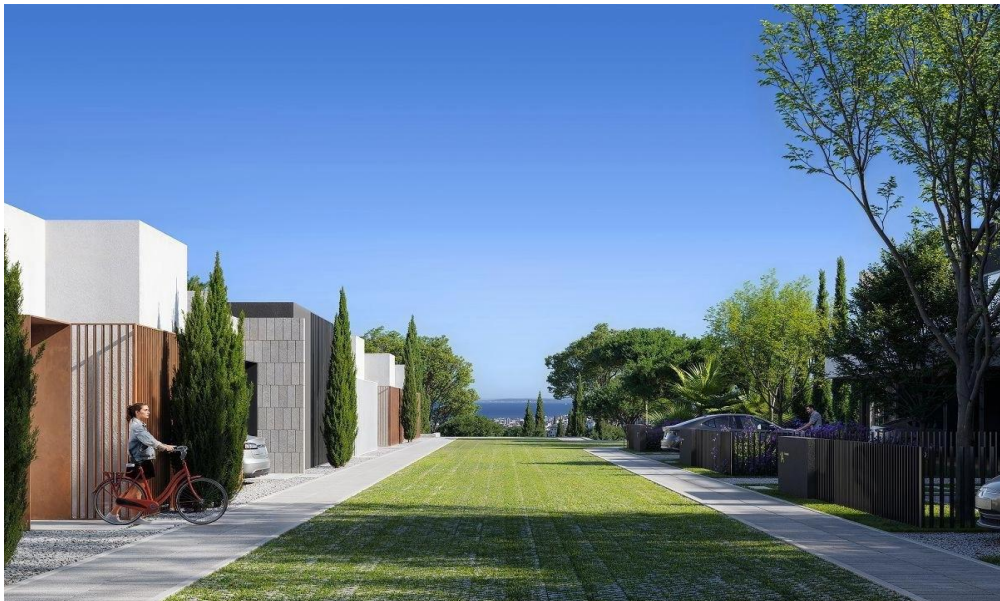
€478 000 on Oct 17, 2025



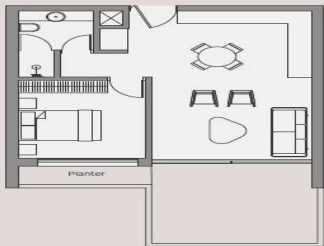








1 Bedroom Apartment

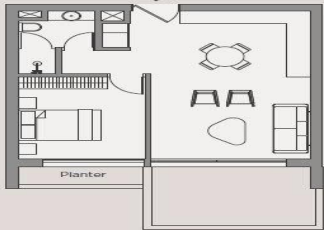


Additional garden area (ground floor only)	31-124m <sup>2</sup>
Internal area	53-54m <sup>2</sup>
External covered areas	8-14m <sup>2</sup>
Other Areas	6-11m <sup>2</sup>
Total Covered Area	68-78m <sup>2</sup>
Total Areas	68-202m <sup>2</sup>
Bedrooms	1
Bathrooms	1
Storage room	1



TYPE A: BLOCK A, BLOCK B

Living / Kitchen	3.85 x 6.80m
Bedroom 1	3.05 x 3.60m



TYPE B: BLOCK C

Living / Kitchen	4.35 x 6.85m
Bedroom 1	3.05 x 3.80m

