

## 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. X

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 **108**

Covered Veranda **18**

Floor Number **1**

Total Number of Floors **3**

Energy Efficiency **A**

Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool

Parking

**Common, Yes**

**Uncovered, Yes**

### Additional info

Reference Number **9461**

Property type **Apartment**

Bathrooms **2**

### Amenities

• Parking

### Location

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.724454372117 / 33.066916462065**

## 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 Price per SQM	<b>~€15 720.00</b> <b>€4 426.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## 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	68-79m <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