

## 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/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

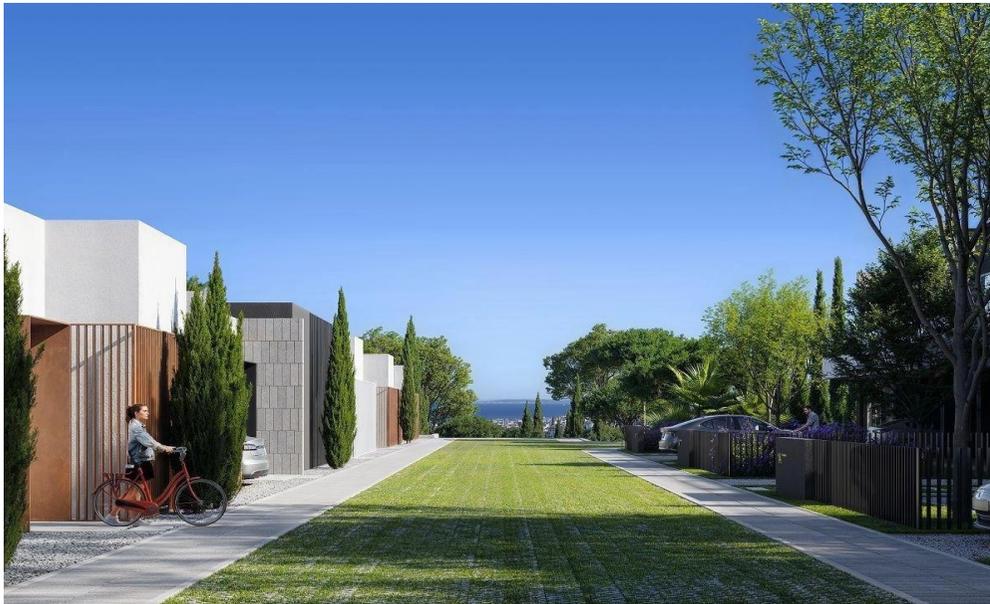
|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos)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

## Price change history

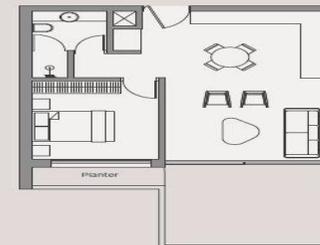
€478 000 on Oct 17, 2025







### 1 Bedroom Apartment

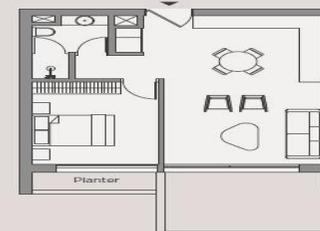


|  |                      |
|--|----------------------|
| Additional garden area (ground floor only) | 31-124m <sup>2</sup> |
| Internal area                              | 53-54m <sup>2</sup>  |
| External covered areas                     | 8-14m <sup>2</sup>   |
| Other Areas                                | 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 |

