

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

Located in a modern residential complex in the sought-after Agios Athanasios area, this elegant 2-bedroom apartment on the second floor offers a total covered area of 100 sq.m. The apartment includes, one storage room, and one covered parking space. Thanks to panoramic glazing, the interiors are bright and airy, offering stunning views of the Mediterranean Sea and the beautiful internal garden with a swimming pool.

The residence offers access to premium facilities, including a communal swimming pool, gym, and hammam, creating a perfect balance of comfort, luxury, and wellbeing. Excellent location close to schools, supermarkets, restaurants, and bakeries, with easy access to the hig...

### Property Info

Covered Area	<b>100</b>
Covered Veranda	<b>22</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>240399</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2024</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**

## Price: €415 000 + VAT

VAT for this property is **€20,750** or **€78,850**. 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>~€13 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 150.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€415 000 on Nov 5, 2025





