

2 Bedroom Apartment for Sale in Limassol - Agios Athanasios

For Sale – 2 Bedroom Apartment in Agios Athanasios, Limassol Located in one of the most sought-after areas of Limassol, this modern 2-bedroom apartment offers a perfect blend of comfort and elegance. Situated on the first floor, the apartment features: • 2 spacious bedrooms, one of which includes an en-suite bathroom • Additional guest bathroom • Large veranda with stunning mountain or Limassol city views • Gated residential complex with a communal swimming pool • Covered parking and a storage room

The building is brand new, with completion expected in December 2025. Eligible for reduced VAT.



Property Info		Plot / Area Info		Additional info	
Covered Area	75				
Covered Veranda	24				
Uncovered Veranda	5			Property type	Apartment
Floor Number	1	Pool Parking	Common, Yes Covered, Yes	Condition	Brand New
Total Number of Floors	3			Construction Year	2025
Furnishing	Partially furnished			Bathrooms	2
Floor Type	Ceramic			View	City view
Energy Efficiency	A				

Amenities Location

Location: Limassol - Agios Athanasios Region: Limassol

Coordinates: **34.71364** / **33.05886**

All rooms, Yes

Air Conditioning



Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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

Price per SQM €6 000.00/m²

Common expenses None

Price change history

€450 000 on Nov 12, 2025











