

## 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	<b>75</b>				
Covered Veranda	<b>24</b>				
Uncovered Veranda	<b>5</b>			Property type	<b>Apartment</b>
Floor Number	<b>1</b>	Pool	<b>Common, Yes</b>	Condition	<b>Brand New</b>
Total Number of Floors	<b>3</b>	Parking	<b>Covered, Yes</b>	Construction Year	<b>2025</b>
Furnishing	<b>Partially furnished</b>			Bathrooms	<b>2</b>
Floor Type	<b>Ceramic</b>			View	<b>City view</b>
Energy Efficiency	<b>A</b>				
Air Conditioning	<b>All rooms, Yes</b>				

### Amenities      Location

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

Coordinates: **34.71364 / 33.05886**

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 000.00/m<sup>2</sup></b>		

## Price change history

€450 000 on Nov 12, 2025

