

## 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**

Floor Number **1**

Total Number of Floors **3**

Furnishing **Partially furnished**

Floor Type **Ceramic**

Energy Efficiency **A**

Air Conditioning **All rooms, Yes**

Pool **Common, Yes**  
Parking **Covered, Yes**

Property type **Apartment**  
Condition **Brand New**  
Construction Year **2025**  
Bathrooms **2**  
View **City view**

### 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€6 000.00/m²		

Price change history

€450 000 on Nov 12, 2025

