

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		Condition	Brand New
Total Number of Floors	3	Parking	Common, Yes	Construction Year	2025
Furnishing	Partially furnished		Covered, Yes	Bathrooms	2
Floor Type	Ceramic			View	City view
Energy Efficiency	A				
Air Conditioning	All rooms, Yes				

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

