

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

An ideal ready-to-move-in furnished home in a prestigious new-build area. Set on the nearest hillside in Agios Athanasios, just 10 minutes' drive from the city center. A quiet spot next to a green square/park, with all daily amenities at your doorstep. Highlights & Features: • Elevated 1st floor above the parking level • Wide views over Limassol and the sea; lovely terrace • Two separate, fully furnished bedrooms • Spacious open-plan kitchen & living; smart zoning (private & guest areas) • Interior designed; furnished with quality international brands • Brand-new Bosch appliances • Private photovoltaic (PV) system — significantly reduces electricity costs (co...

### Property Info

Covered Area **80**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **240750**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Construction Year **2022**  
 Bathrooms **2**

### Amenities

• Parking

### Location

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

## Price: €395 000 + VAT

VAT for this property is **€19,750** or **€75,050**. 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>~€12 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 938.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€395 000 on Nov 20, 2025







