

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

Experience the perfect blend of modern luxury and convenience of a new residential development, located in the prestigious and tranquil neighborhood of Agios Athanasios in Limassol. This beautifully designed 2-bedroom apartment on the 2nd floor offers a comfortable and stylish living space, with an open-plan layout and stunning views of the surrounding area.



Key Features:

**Ideal Location:** It is located just minutes from Limassol's vibrant city center, with easy access to the highway, essential amenities, and the beach. The development offers breathtaking views of the city, mountains, and the Mediterranean Sea, providing a peaceful yet connected setting.

Efficient Lay...

### Property Info

Covered Area **71**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

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

### Additional info

Reference Number **31974**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **1**  
 View **Sea view**

### Amenities

- Elevator

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
 Coordinates: **34.71197 / 33.068591**

## Price: €347 000 + VAT

VAT for this property is **€17,350** or **€65,930**. 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>€4 887.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€335 000 on Nov 22, 2025  
 €339 000 on Nov 29, 2025  
 €347 000 on Mar 25, 2026





