

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

We are excited to offer this beautifully designed 2-bedroom apartment on the 1st floor of our exclusive boutique development in the highly desirable neighborhood of Agios Athanasios, Limassol. With a total covered area of 79 sqm, this modern residence combines spacious living with high-quality finishes, offering a perfect balance of comfort and style.



Apartment Highlights:

Location: Agios Athanasios - A peaceful yet highly sought-after neighborhood with easy access to the highway and Limassol's vibrant city center.

Total Covered Area: 79 sqm

Internal Covered Area: 61 sqm

Covered Veranda: 18 sqm - Perfect for outdoor dining or relaxation.

Mod...

### Property Info

Covered Area  
Furnishing  
Heating  
Air Conditioning

**79**  
**Unfurnished**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number **32115**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**  
View **City view**

### Amenities

- Balcony

### Location

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

## Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 734.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€325 000 on Dec 5, 2025  
 €289 000 on Jan 14, 2026  
 €295 000 on Mar 28, 2026







