

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

This spacious 2-bedroom apartment delivers an elevated standard of contemporary living in the quiet and desirable district of Agios Athanasios. Ideally positioned moments from the highway and the city centre, it combines serene surroundings with exceptional connectivity. With panoramic views of the city and sea, the residence offers both comfort and visual appeal.

The interior layout features an open-plan living space, generous bedroom sizes, and large windows that invite natural light throughout the home. Premium finishes, energy-efficient engineering, and meticulous detailing contribute to a refined and durable living environment. Residents also benefit from gated access, private...

### Property Info

Covered Area	<b>79</b>
Covered Veranda	<b>18</b>
Floor Number	<b>1</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>241123</b>
Property type	<b>Apartment</b>
Construction Year	<b>2028</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

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

**Price: €289 000 + VAT**

VAT for this property is **€14,450** or **€54,910**. 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>~€8 160.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 658.00/m<sup>2</sup></b>		

**Representative: MySpace**

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

**Price change history**

€325 000 on Dec 12, 2025

€289 000 on Jan 20, 2026







