

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

Located in the prestigious neighborhood of Agios Athanasios, this exclusive boutique development features just six contemporary 2-bedroom apartments, offering a rare opportunity for those seeking modern living in one of Limassol's most desirable areas. Whether you're a homeowner seeking comfort and privacy or an investor looking for strong rental potential, The Residences provide the perfect blend of luxury, functionality, and style. ✖

This beautifully designed apartment, situated on the 1st floor, spans 97sqm, with 75sqm of internal living space and a generous 22sqm covered veranda. It offers a master bedroom with an en-suite shower for added privacy, making it an ideal home ...

### Property Info

Covered Area **97**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **32227**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- Balcony

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
 Coordinates: **34.709054 / 33.050795**

## Price: €339 000 + VAT

VAT for this property is **€16,950** or **€64,410**. 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>€3 495.00/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

€359 000 on Dec 16, 2025  
 €349 000 on Jan 14, 2026  
 €339 000 on Mar 28, 2026



