


## 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  
Furnishing  
Air Conditioning

**97**  
**Unfurnished**  
**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: €349 000 + VAT

VAT for this property is **€17,450** or **€66,310**. 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>€3 598.00/m²</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

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





