


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

Located in the exclusive and highly sought-after Agios Athanasios neighborhood, this contemporary 2-bedroom apartment offers modern living with style and comfort. Positioned on the 2nd floor of a boutique development, the apartment features a total covered area of 97sqm, including 75sqm of internal living space and a spacious 22sqm covered veranda. 

Perfectly designed for those seeking privacy and convenience, the apartment includes a master bedroom with an en-suite shower, providing ultimate comfort and privacy. The open-plan layout of the living and dining areas maximizes natural light, creating an inviting atmosphere that's perfect for both relaxation and entertaining.

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### Property Info

Covered Area  
Furnishing  
Air Conditioning

**97**  
**Unfurnished**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**32228**  
**Apartment**  
**Brand New**  
**2**

### Amenities

- Balcony

### Location

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

## Price: €359 000 + VAT

VAT for this property is **€17,950** or **€68,210**. 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>€3 701.00/m²</b>		

## Representative: FOX

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

€369 000 on Dec 16, 2025

€359 000 on Jan 14, 2026





