

## 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 **97**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **32228**  
 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/m<sup>2</sup></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

€369 000 on Dec 16, 2025  
 €359 000 on Jan 14, 2026  
 €349 000 on Mar 28, 2026



