


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

Presenting a fantastic opportunity in the highly desirable Agios Athanasios neighborhood, this contemporary 2-bedroom apartment is located on the 2nd floor of an exclusive boutique development. Offering 97sqm of total covered area, including 75sqm of internal living space and a spacious 22sqm covered veranda, this apartment provides the perfect balance of privacy, style, and comfort. 

The apartment features a master bedroom with an en-suite shower, adding an extra layer of luxury and convenience. Designed with a focus on modern living, the open-plan layout ensures an abundance of natural light, while the high-end finishes provide a sense of sophistication throughout the space.

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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

**32229**  
**Apartment**  
**Brand New**  
**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>
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## Price change history

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

