

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

Presenting a unique opportunity in the heart of Agios Athanasios, this top-floor 2-bedroom apartment offers modern luxury living in one of Limassol's most sought-after neighborhoods. Situated on the 3rd floor, this apartment features a total covered area of 139sqm, including 80sqm of internal living space, a 22sqm covered veranda, and an expansive 37sqm roof garden—perfect for outdoor entertaining or enjoying panoramic views of the area. X

The master bedroom comes with an en-suite shower, adding privacy and convenience, while the open-plan living area maximizes natural light, creating an airy and spacious environment. Additionally, the apartment comes with a barbecue area and pro...

### Property Info

Covered Area  
Furnishing  
Air Conditioning

**139**  
**Unfurnished**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**32232**  
**Apartment**  
**Brand New**  
**2**

### Amenities

- BBQ zone

### Location

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

## Price: €449 000 + VAT

VAT for this property is **€22,450** or **€85,310**. 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 Price per SQM	<b>None</b> <b>€3 230.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

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## Price change history

€475 000 on Dec 16, 2025

€449 000 on Jan 14, 2026





