

## 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. ✖

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 **139**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **32232**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- BBQ zone

### Location

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

## Price: €459 000 + VAT

VAT for this property is **€22,950** or **€87,210**. 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>€3 302.00/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

€475 000 on Dec 16, 2025  
 €449 000 on Jan 14, 2026  
 €459 000 on Mar 28, 2026





