

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

Located in the sought-after residential area of Agios Athanasios, Limassol, this elegant 2-bedroom apartment offers a harmonious blend of modern comfort and everyday convenience. Thoughtfully designed, the apartment features bright, airy interiors with an open-plan layout that creates a warm and welcoming atmosphere.

The living and dining areas flow seamlessly, making the space ideal for both relaxing and entertaining, while the well-appointed bedrooms provide comfort and privacy. Large windows invite natural light throughout the apartment, enhancing the sense of space and tranquility.

Situated in a quiet yet central neighborhood, the property enjoys easy access to schools, ...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>135</b>            |
| Covered Veranda   | <b>22</b>             |
| Floor Number      | <b>2</b>              |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |            |
|---------|------------|
| Parking | <b>Yes</b> |
|---------|------------|

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>241477</b>    |
| Property type     | <b>Apartment</b> |
| Construction Year | <b>2027</b>      |
| Bathrooms         | <b>2</b>         |

### Amenities

#### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**

## Price: €380 000 + VAT

VAT for this property is **€19,000** or **€72,200**. 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>~€11 800.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 815.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                 |
| License number                           | <b>1047</b>  | Legal name | <b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€380 000 on Jan 13, 2026



