


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

Modern two-bedroom apartment for sale in Agios Athanasios, Limassol. The apartment is located in an exclusive residential building with only five apartments, completed in 2025, offering privacy, contemporary design, and a high standard of living. 

The property features impressive 3.20 m high ceilings and a rare layout that combines the convenience of apartment living with the comfort and privacy of a house, enhanced by generous private outdoor areas and a separate private entrance.

### Apartment Details:

- ✓ Bedrooms: 2
- ✓ Bathrooms: 2 (both with showers, including 1 en-suite)
- ✓ Indoor area: 86.3 m<sup>2</sup>
- ✓ Covered veranda: 28 m<sup>2</sup>
- ✓ Uncovered veran...

Property Info		Plot / Area Info		Additional info	
Covered Area	114			Reference Number	11213
Covered Veranda	28			Property type	Apartment
Uncovered Veranda	54			Condition	Pre-Owned
Floor Number	1	Parking	Covered, Yes	Bathrooms	2
Total Number of Floors	3				
Furnishing	Unfurnished				
Heating	Underfloor Heating, Yes				
Air Conditioning	All rooms, Yes				

Amenities	Location	
• Parking	Location: Limassol - Agios Athanasios	Region: Limassol
	Coordinates: 34.71183126 / 33.05334647	

## Price: €400 000 + VAT

VAT for this property is **€20,000** or **€76,000**. 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>~€12 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 509.00/m²</b>		

## Representative: RealDeal Estates

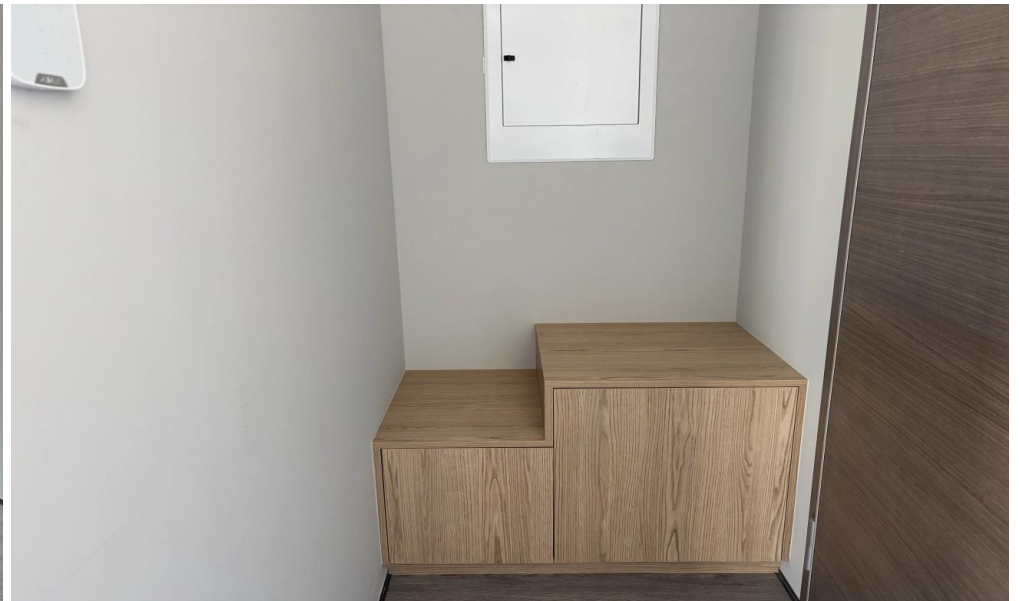
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

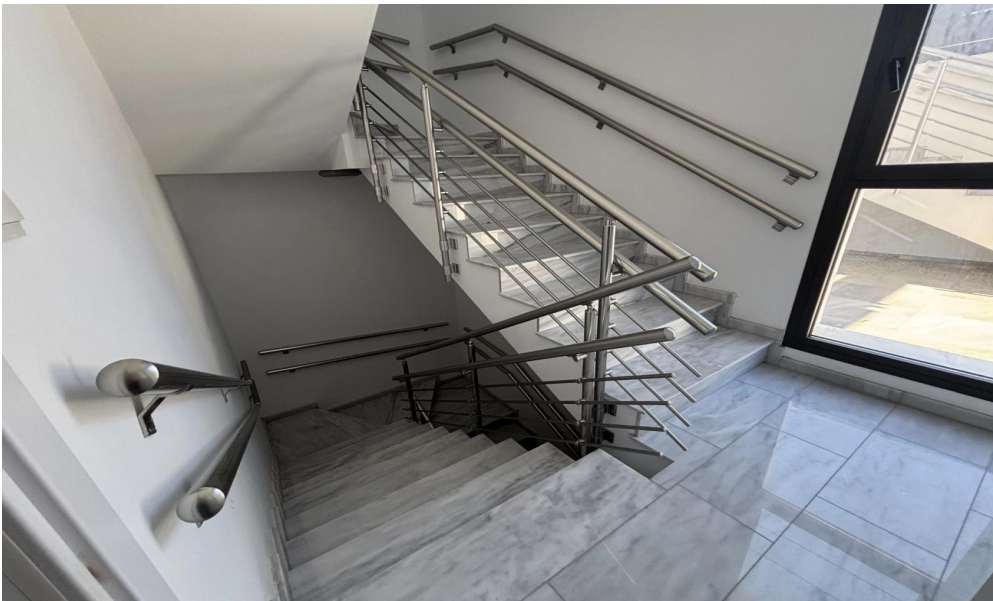
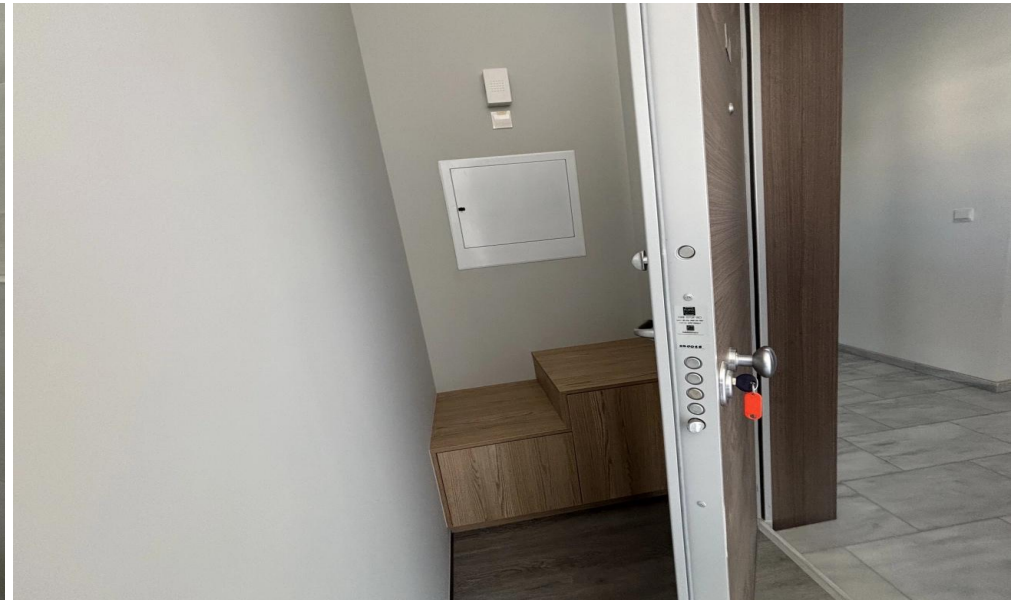
## Price change history

€400 000 on Jan 15, 2026















**1-FLOOR PLAN**