

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

2 Bedroom Apartment - Balanced Space for Modern Living

The 2-bedroom apartments provide a perfect balance between space and sophistication, catering to couples, small families, or buyers seeking flexibility. The spacious living and dining area serves as the heart of the home, offering an inviting environment for relaxation and social gatherings. Both bedrooms are well-proportioned and thoughtfully positioned to ensure privacy and comfort. The master bedroom offers a tranquil atmosphere, while the second bedroom is ideal for family members, guests, or a home office. High-quality finishes, modern lighting, and refined details elevate the overall living experience.

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### Property Info

Covered Area	<b>115</b>
Covered Veranda	<b>24</b>
Uncovered Veranda	<b>6</b>
Floor Number	<b>1</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number	<b>236680</b>
Property type	<b>Apartment</b>
Construction Year	<b>2027</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

## Price: €430 000 + VAT

VAT for this property is **€21,500** or **€81,700**. 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>~€13 800.00</b> <b>€3 739.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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

## Price change history

€430 000 on Jan 22, 2026





The floor plan illustrates the layout of the Roof floor (Top Roof) with the following key areas:

- MECHANICAL SERVICES:** Located in the upper right, this area contains various mechanical rooms and equipment.
- ROOF GARDEN (GENERAL USE):** A large open space with a blue-tinted floor, featuring a central circular feature and several smaller planters.
- ROOF GARDEN (ADMIRALTY USE):** A smaller area with a blue-tinted floor, containing a circular feature and planters.
- ROOF GARDEN (ADMIRALTY USE):** Another smaller area with a blue-tinted floor, containing a circular feature and planters.
- MECHANICAL SERVICES:** Located in the lower left, this area contains various mechanical rooms and equipment.
- ROOF GARDEN (ADMIRALTY USE):** A smaller area with a blue-tinted floor, containing a circular feature and planters.
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- ROOF GARDEN (ADMIRALTY USE):** A smaller area with a blue-tinted floor, containing a circular feature and planters.

Annotations on the right side of the plan include "Architect: [unclear]" and "Architect: [unclear]".