

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

Enjoy elevated living in this modern top-floor apartment, ideally located in the prestigious residential area of Agios Athanasios, Limassol. Part of an exclusive gated development, this residence combines contemporary design, high-quality finishes, and a peaceful setting, while remaining just minutes from the highway, schools, shops, and parks. Limassol city centre, the Marina, and the beaches are all a short drive away.

The apartment offers a bright open-plan living, dining, and kitchen area that opens onto a spacious covered veranda with attractive city and mountain views. It features two well-proportioned bedrooms, including a master bedroom with en-suite bathroom, as well as a ...

### Property Info

Covered Area	<b>109</b>
Floor Number	<b>3</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>241716</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

## Price: €409 000 + VAT

VAT for this property is **€20,450** or **€77,710**. 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>€3 752.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€409 000 on Jan 22, 2026





