


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

A luxurious two-bedroom apartment in a visionary residential development in Agios Athanasios, Limassol. The apartment offers a spacious open-plan living and dining area, filled with natural light, and stunning balconies with panoramic views. 

### Apartment Features:

- Two bedrooms designed for comfort and relaxation
- Open-plan living and dining area
- Spacious balconies with panoramic views
- Access to balcony gardens on each floor

### Development Amenities:

- Large shared yard, ideal for families
- Class A energy category green building, promoting sustainability
- Conveniently located near local amenities and with easy highway...

### Property Info

Covered Area	<b>128</b>
Covered Veranda	<b>43</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>11454</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates:** **34.71515082 / 33.0570781**

## Price: €455 000 + VAT

VAT for this property is **€22,750** or **€86,450**. 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>€3 555.00/m<sup>2</sup></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

€455 000 on Jan 28, 2026





## PLANS 1st Floor



### PLANS 1st Floor

<b>Apt no.</b>	<b>103</b>
<b>Bedrooms</b>	<b>2</b>
<b>Interior (m2)</b>	<b>85</b>
<b>Total Verandas (m2)</b>	<b>43</b>
<b>Storage (m2)</b>	<b>4</b>
<b>Total Area (m2)</b>	<b>132</b>
<b>Parking Spaces</b>	<b>1</b>
<b>Category</b>	<b>Premium</b>