


## 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>113</b>
Covered Veranda	<b>28</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>11457</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: €475 000 + VAT

VAT for this property is **€23,750** or **€90,250**. 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>€4 204.00/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>
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## Price change history

€475 000 on Jan 28, 2026





**PLANS**  
2nd Floor

<b>Apt no.</b>	<b>203</b>
Bedrooms	2
Interior (m2)	85
Total Verandas (m2)	28
Storage (m2)	4
<b>Total Area (m2)</b>	<b>119</b>
Parking Spaces	2
Category	Premium

A detailed floor plan of the 2nd floor apartment 203. The plan shows the layout of the living area, kitchen, two bedrooms, and bathroom. Dimensions are provided for various rooms and areas, such as 3.75, 2.00, 1.65, 2.35, 1.90, 1.30, 1.15, 3.80, 1.15, 3.70, 3.75, and 5.35. The plan also shows a balcony and a parking space.

**PLANS**  
2nd Floor

