

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

Move-in-ready luxury 2-bedroom apartment in a prime Limassol location, available for occupancy from January 2026 and just steps from the sea. The residence offers a total area of 101.2 m<sup>2</sup>, including 84.2 m<sup>2</sup> of internal space and generous outdoor areas with both covered and uncovered verandas. Designed for modern living, it features a spacious open-plan kitchen and living area with two private balconies, two comfortable bedrooms, and two full bathrooms. The fully fitted kitchen is equipped with high-end Bosch appliances, while comfort is ensured through water underfloor heating and a concealed VRV air-conditioning system throughout. The apartment also includes a private storage room and ...

### Property Info

Covered Area **84**  
 Covered Veranda **16**  
 Furnishing **Furnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **242184**  
 Property type **Apartment**  
 Condition **Brand New**  
 Construction Year **2026**  
 Bathrooms **2**

### Amenities

- Parking

### Location

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

## Price: €660 000 + VAT

VAT for this property is **€33,000** or **€125,400**. 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>€7 857.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€690 000 on Feb 5, 2026  
 €660 000 on Apr 27, 2026





