

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

A refined gated residential development that brings together considered pricing and genuinely premium standards, offering a balanced approach to modern living in Limassol. Designed for those who value quality, privacy, and everyday comfort, the project presents a thoughtfully curated selection of one-, two- and three-bedroom apartments, as well as elegant penthouses. ✖

Residents enjoy access to a well-designed communal environment, including a swimming pool and a fully equipped gym, creating space for both relaxation and an active lifestyle without leaving the comfort of home. The gated format enhances privacy and security, reinforcing the sense of a calm, well-organised residential s...

### Property Info

Covered Area	<b>107</b>
Covered Veranda	<b>17</b>
Uncovered Veranda	<b>6</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **16395**  
 Property type **Apartment**  
 Bathrooms **2**

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
 Coordinates: **34.709046 / 33.052652**

## Price: €474 500 + VAT

VAT for this property is **€23,725** or **€90,155**. 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>~€15 580.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 435.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€474 500 on Feb 10, 2026





