

## 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>99</b>          |
| Covered Veranda        | <b>14</b>          |
| Floor Number           | <b>1</b>           |
| Total Number of Floors | <b>3</b>           |
| Furnishing             | <b>Unfurnished</b> |
| Energy Efficiency      | <b>A</b>           |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>16405</b>     |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Parking

### Location

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

## Price: €462 500 + VAT

VAT for this property is **€23,125** or **€87,875**. 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>~€15 100.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 672.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
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## Price change history

€462 500 on Feb 10, 2026





