

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

Elevated above the city in the sought-after area of Agios Athanasios, this refined residential development introduces a new perspective on contemporary Limassol living. Comprising a carefully curated collection of one- and two-bedroom apartments, along with distinguished penthouses crowned by private roof gardens, the project balances architectural clarity with everyday comfort. Positioned in a tranquil yet highly connected neighborhood, residents enjoy immediate access to the highway, proximity to schools and essential amenities, and effortless reach to the coastline and the vibrant city center. Panoramic views stretch across the sea, mountains, and urban skyline, creating a consta...



### Property Info

Covered Area	<b>86</b>
Covered Veranda	<b>11</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>16440</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
 Coordinates: **34.709123 / 33.062745**

## 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>~€15 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 523.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€475 000 on Feb 13, 2026









