

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

Some addresses feel elevated not only by height, but by perspective. Set within the sought-after hills of Agios Athanasios, this boutique residential development offers a refined collection of just sixteen residences, including studios, one- and two-bedroom apartments, as well as distinguished penthouses with private roof gardens. ✖

The architecture balances clean geometry with subtle Mediterranean detailing, allowing generous terraces and expansive thermal aluminium glazing to frame open city and sea views. Interiors are defined by 3.2-metre net ceilings, Italian-designed kitchens and wardrobes, semi-solid parquet flooring, and carefully selected European ceramics — a palette that ...

### Property Info

Covered Area	<b>94</b>
Covered Veranda	<b>18</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>1</b>
Furnishing	<b>Unfurnished</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>16449</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios    Region: **Limassol**  
 Coordinates: **34.7101364 / 33.054134**

## Price: €445 000 + VAT

VAT for this property is **€22,250** or **€84,550**. 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>~€14 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 734.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€445 000 on Feb 13, 2026









