


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

Experience elevated living in this exceptional top-floor residence located in the prestigious residential area of Agios Athanasios. Part of a contemporary boutique development, this property combines privacy, modern architecture, and premium outdoor living — making it ideal for both homeowners and investors. 

Positioned on the 3rd (top) floor, this spacious apartment offers an exclusive roof garden with an additional en-suite room, creating a unique lifestyle opportunity rarely found in the area.

### Property Details:

Total Covered Area: 94 sqm

Internal Covered Area: 75 sqm

Covered Veranda: 19 sqm

Private Roof Garden: 70 sqm

2 Bedrooms + 1 Ext...

### Property Info

Covered Area **94**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **32993**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

- Balcony

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
 Coordinates: **34.709054 / 33.050795**

## Price: €425 000 + VAT

VAT for this property is **€21,250** or **€80,750**. 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>€4 521.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€425 000 on Mar 5, 2026



