

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

Located in the highly desirable residential area of Agios Athanasios, this exceptional 3rd-floor apartment offers an elevated lifestyle within a contemporary boutique development designed for comfort, privacy, and timeless elegance. 

Combining generous indoor spaces with expansive outdoor living areas, this property delivers a rare opportunity for both homeowners and investors seeking premium value in a prime location.

### Property Specifications

Total Covered Area: 104 sqm

Internal Covered Area: 83 sqm

Covered Veranda: 21 sqm

Uncovered Veranda: 20 sqm

Private Roof Garden: 75 sqm

2 Bedrooms + 1 Extra Bedroom on Roof Garden (with En-Suite ...)

### Property Info

Covered Area

**104**

Furnishing

**Unfurnished**

Air Conditioning

**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number

**32994**

Property type

**Apartment**

Condition

**Brand New**

Bathrooms

**3**

### Amenities

- Balcony

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**

Coordinates: **34.709054 / 33.050795**

## Price: €459 000 + VAT

VAT for this property is **€22,950** or **€87,210**. 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>€4 413.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€459 000 on Mar 5, 2026



