


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		Plot / Area Info		Additional info	
Covered Area	104			Reference Number	32994
Furnishing	Unfurnished	Parking	Covered, Yes	Property type	Apartment
Air Conditioning	All rooms, Yes			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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€4 413.00/m²		

Representative: FOX

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

Price change history

€459 000 on Mar 5, 2026



