


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

Discover elevated living in this stunning top-floor (3rd floor) 2-bedroom apartment, ideally located in the desirable area of Agios Athanasios. Part of  a contemporary boutique development, this residence combines modern design, generous outdoor spaces, and exceptional versatility.

Thoughtfully designed for both comfort and lifestyle, the apartment features a bright and spacious interior, complemented by both covered and uncovered verandas—perfect for enjoying Limassol’s year-round sunshine.

The highlight of this property is the impressive 75 sqm private roof garden, offering endless possibilities for outdoor entertaining, relaxation, or even creating your own private oasis...

### Property Info

Covered Area **213**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **33297**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **3**  
 View **City view**

### Amenities

- Balcony

### Location

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

## Price: €525 000 + VAT

VAT for this property is **€47,989** or **€99,750**. 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>€2 465.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€459 000 on Mar 25, 2026

€525 000 on Apr 26, 2026



