

## 2 Bedroom Apartment for Sale

BANYA – Prime Residential Investment in Ayios Athanasios

BANYA is a strategically positioned residential development in Ayios Athanasios, one of Limassol’s most in-demand and consistently performing areas for property investment. Its central location, just minutes from the city centre, highway access, and coastline, ensures strong and stable rental demand from both local and international tenants.

The project consists of a limited number of modern apartments designed with efficiency and functionality in mind—key drivers for rental performance. Open-plan layouts, practical unit sizes, and contemporary specifications make the properties highly attr...

### Property Info

Covered Area **105**  
Energy Efficiency **A**

### Plot / Area Info

### Additional info

Reference Number **7478**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

### Location

## Price: €480 000 + VAT

VAT for this property is **€24,000** or **€91,200**. 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>€4 571.00/m<sup>2</sup></b>		

## Representative: Cyprino Real Estate

Registration number	<b>870</b>	Email	<b>markos@cyprino.com</b>
License number	<b>435/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35799573499</b>			

## Price change history

€480 000 on Apr 9, 2026

