

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

This is a thoughtfully designed residential development defined by modern architecture, refined simplicity, and attention to everyday comfort. The project consists of two contemporary blocks across three floors, offering a limited selection of well-planned apartments that prioritize functionality, natural light, and efficient living spaces. ✖

Characterised by clean architectural forms, balanced proportions, and carefully chosen materials, the development reflects a modern approach to residential living. Each apartment is designed to combine aesthetic clarity with practical layouts, creating comfortable homes suited to both private living and long-term investment. Each residence inclu...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>90</b> |
| Covered Veranda        | <b>15</b> |
| Floor Number           | <b>3</b>  |
| Total Number of Floors | <b>3</b>  |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>13176</b>     |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Roof Garden

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates: 34.70723976 / 33.05332302**

## Price: €407 000 + VAT

VAT for this property is **€20,350** or **€77,330**. 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.

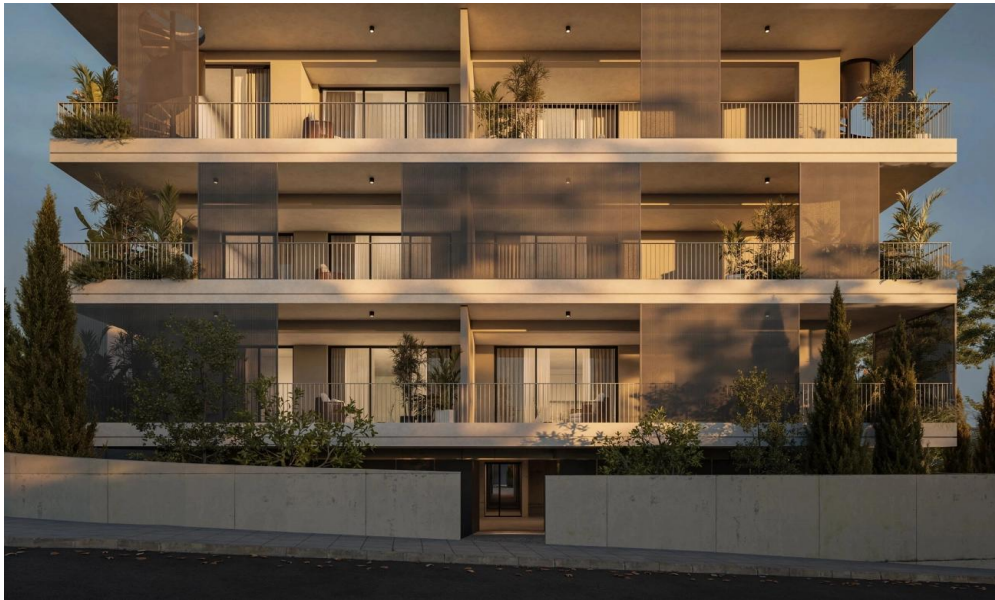
|     |                 |                    |                                |                 |             |
|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>~€12 880.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 522.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

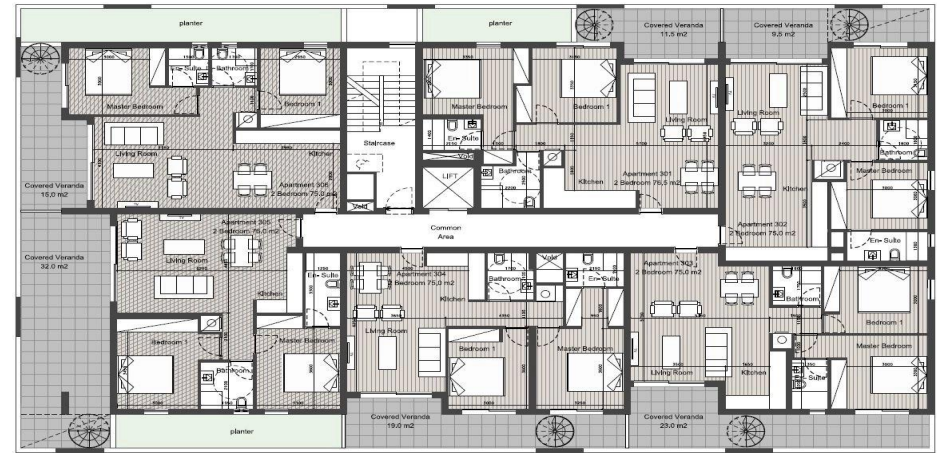
## Price change history

€407 000 on Apr 23, 2026





# Third Floor



# Roof Garden

## FLOOR PLANS - Block A Basement

