

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

Step into a three-storey contemporary development designed for modern city living at its best. Set in one of Limassol’s most strategically positioned locations, this boutique project offers a refined selection of one-, two-, and three-bedroom residences, tailored for those who value both connectivity and a comfortable urban lifestyle. ✖

Perfectly placed for effortless access, the development sits moments from the city centre and provides direct links to the highway. Residents enjoy a highly walkable environment surrounded by premium offices, supermarkets, artisan bakeries, and stylish cafés – a vibrant yet practical setting suited equally to a private home or a high-performin...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>100</b>				
Covered Veranda	<b>20</b>				
Total Number of Floors	<b>3</b>			Reference Number	<b>17205</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Energy Efficiency	<b>A</b>			Condition	<b>Under Construction</b>
Heating	<b>Autonomous Heating, Yes</b>			Bathrooms	<b>2</b>
Air Conditioning	<b>All rooms, Yes</b>				

### Amenities

### Location

- Parking

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
 Coordinates: **34.710767 / 33.059198**

## Price: €395 000 + VAT

VAT for this property is **€19,750** or **€75,050**. 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>€3 950.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€395 000 on Apr 23, 2026





