

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

Experience elevated urban living in this stylish 2-bedroom apartment, part of an exclusive contemporary 3-storey development in the highly sought-after Agios Athanasios area. Designed for modern lifestyles, this residence combines elegant architecture, premium finishes, and exceptional energy efficiency—all in one of Limassol’s most strategic and vibrant locations.



Perfectly positioned for convenience, the property offers immediate access to the city center and main highways connecting Limassol to Nicosia, Larnaca, and Paphos. Enjoy a walkable lifestyle just steps from Agiou Athanasiou street, surrounded by premium offices, supermarkets, artisan bakeries, cafés, and restaurant...

### Property Info

Covered Area **104.8**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **33404**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**  
 View **Sea view**

### Amenities

- Balcony

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
 Coordinates: **34.71197 / 33.068591**

## Price: €415 000 + VAT

VAT for this property is **€20,750** or **€78,850**. 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>€3 990.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€415 000 on Apr 26, 2026



