


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

Experience modern living in this beautifully designed 2-bedroom apartment, situated on the 2nd floor of a contemporary residential development in  the highly desirable Agios Athanasios area of Limassol. Offering stunning sea views and high-quality finishes, this property is ideal for both comfortable living and investment.

The apartment features a total covered area of 104.8 sqm, with a well-planned internal space of 82.1 sqm that maximizes natural light and functionality. A spacious covered veranda of 22.7 sqm provides the perfect setting to relax and enjoy the panoramic sea views.

Inside, the layout includes two generously sized bedrooms, with the master bedroom benefiting ...

### Property Info

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

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **33410**  
 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: €425 000 + VAT

VAT for this property is **€21,250** or **€80,750**. 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>€4 087.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€425 000 on Apr 26, 2026



