


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

Experience sleek, contemporary living in one of Limassol’s most strategic and vibrant locations. This stylish 2-bedroom apartment is part of an exclusive 3-storey development in the prestigious Agios Athanasios area—perfectly designed for those who want the city at their doorstep. 

Ideally positioned, the project offers immediate access to the city center and direct connections to the main highways leading to Nicosia, Larnaca, and Paphos. Just steps from Agiou Athanasiou street, residents enjoy a truly walkable lifestyle surrounded by premium offices, supermarkets, gourmet bakeries, and trendy cafés—making it an excellent choice for both private residence and high-yield inves...

### Property Info

Covered Area **100.8**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **33412**  
 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: €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: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€395 000 on Apr 26, 2026



