


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

Experience modern, high-end living in this exclusive 2-bedroom top-floor apartment located in Limassol’s prestigious Agios Athanasios area. Part of a sleek 3-storey contemporary development, this residence combines style, comfort, and functionality with panoramic views and premium amenities. 

This apartment offers a total covered area of 100.1 sqm, including 82.1 sqm of internal living space. A covered veranda of 18 sqm and an additional 7 sqm uncovered veranda create inviting outdoor areas. The highlight of this property is a private roof garden of 44.5 sqm—perfect for entertaining, relaxing, or enjoying the scenic surroundings.

The apartment features two spacious bedroo...

### Property Info

Covered Area **100.1**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **33416**  
 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: €465 000 + VAT

VAT for this property is **€23,250** or **€88,350**. 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>€4 650.00/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

€465 000 on Apr 26, 2026





