


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

Experience luxury living in this exceptional 2-bedroom top-floor apartment, featuring a private roof garden in Limassol's prestigious Agios Athanasios area. Part of a contemporary 3-storey development, this residence offers a perfect combination of modern design, functionality, and outdoor space. 

This apartment has a total covered area of 108.8 sqm, with a spacious covered veranda of 27.5 sqm and an additional 13.6 sqm uncovered veranda. The highlight is the private roof garden of 34.2 sqm, ideal for entertaining, relaxing, or enjoying panoramic views. A generous storage room of 25.3 sqm adds practical convenience.

The interior is thoughtfully designed with two bedrooms, i...

### Property Info

Covered Area **108.8**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **33417**  
 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: €485 000 + VAT

VAT for this property is **€24,250** or **€92,150**. 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>€4 491.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€485 000 on Apr 26, 2026





