


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

Welcome to this beautifully designed 2-bedroom apartment located on the 1st floor of a modern residential development. Combining smart layout, generous outdoor space, and access to a communal swimming pool, this home offers both comfort and lifestyle appeal. 

The apartment features an internal covered area of 78.2 sqm, thoughtfully arranged to maximize natural light and functionality. A standout feature is the spacious 31.6 sqm covered veranda—perfect for outdoor dining, relaxing, or entertaining guests.

Step outside and enjoy your own private garden of 70.3 sqm, ideal for families, pets, or simply enjoying the Mediterranean climate.

Inside, the property offers two w...

### Property Info

Covered Area **109.8**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **33649**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- Balcony

### Location

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

## Price: €574 888 + VAT

VAT for this property is **€28,744** or **€109,229**. 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>€5 274.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€574 888 on May 1, 2026

