


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

A modern 2-bedroom apartment located in the prestigious area of Agios Athanasios, Limassol, offering luxury, sustainability, and a prime residential  location.

Situated with immediate highway access and close to top international schools, the apartment features a bright and spacious layout perfectly designed for premium family living. The property combines high-end specifications, such as custom kitchens and generous 2.7m ceiling heights, with resort-style residents' facilities and eco-friendly features.

The property also presents an excellent financial opportunity, positioned in a rapidly growing and highly desirable residential hub.

Key Features:

- 2 be...

### Property Info

Covered Area	<b>95</b>
Covered Veranda	<b>19</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>13726</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates:** **34.71599744 / 33.05240036**

## Price: €500 000 + VAT

VAT for this property is **€25,000** or **€95,000**. 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>~€16 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 263.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€500 000 on May 20, 2026

