


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

Penthouse with roof garden and private pool in Agios Athanasios, Limassol, part of unique Amani //Well-being Residences by Amby. 

The development includes 167 residences, from standard apartments to penthouses, as well as apartments with private gardens. All units offer panoramic sea and city views, combining contemporary architecture, nature-inspired landscaping, and high-quality materials.

The project offers a full range of amenities, including indoor and outdoor pools, gym, spa with sauna and massage rooms, yoga and functional training areas, coworking and event spaces, cinema, cafe and bar, landscaped gardens, playground, lobby, and underground parking.

Located in ...

### Property Info

Covered Area **193**  
 Floor Number **4**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms**

### Plot / Area Info

Registration block **1**  
 Registration number **401**  
 Parking **Covered**

### Additional info

Property type **Apartment**  
 Condition **Under Construction**  
 Bathrooms **2**  
 View **City view, Sea view**  
 Complex **Amani Residences**

### Amenities

- Alarm
- Balcony
- Elevator
- Fireplace
- Garden
- Pool
- Storage room

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
**Coordinates: 34.709595 / 33.045681**

## Price: €649 000 + VAT

VAT for this property is **€52,693** or **€123,310**. 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>€3 363.00/m<sup>2</sup></b> |                 |             |

## Price change history

€649 000 on May 20, 2026







