

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

Situated in the prestigious area of Agios Athanasios, this brand-new and ready-to-move-in 2-bedroom apartment offers modern living combined with panoramic views of Limassol city and the sea. The apartment features 86m<sup>2</sup> of internal covered areas and an impressive 32m<sup>2</sup> veranda, ideal for outdoor dining, entertaining and enjoying the open views. The interior includes a spacious open-plan living and dining area with a contemporary kitchen, two comfortable bedrooms, including a master bedroom with en-suite shower, and a stylish family bathroom.

Residents enjoy access to premium communal facilities including a 20m swimming pool, gym, sauna and beautifully maintained common areas, creat...

### Property Info

Covered Area	<b>86</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>14911</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**

## Price: €550 000 + VAT

VAT for this property is **€27,500** or **€104,500**. 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>€6 395.00/m<sup>2</sup></b>		

## Representative: 4BuyandSell

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## Price change history

€550 000 on May 21, 2026









