


2 Bedroom Apartment for Sale in Limassol - Agios Athanasios

Thoughtfully designed 2-bedroom apartment on the 1st floor of Amani //Well-being Residences by Amby Development in Agios Athanasios, Limassol. Offering 66 m² of internal space with a 16 m² covered terrace and tranquil park views, this compact yet functional residence is ideal for young professionals or couples seeking a modern lifestyle. 

The apartment features an open-plan kitchen and living area, two well-proportioned bedrooms, a bathroom, and high-quality specifications throughout: ceramic and hardwood flooring, full air conditioning in all rooms, underfloor heating, and energy-efficient photovoltaic panels (Energy Class A).

Residents of Amani enjoy exclusive access to a...

Property Info

Covered Area	82
Covered Veranda	16
Floor Number	1
Total Number of Floors	4
Furnishing	Unfurnished
Floor Type	Ceramic, Hardwood
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Registration block	1
Registration number	102
Pool	Yes
Parking	Covered, Yes

Additional info

Property type	Apartment
Condition	Under Construction
Construction Year	2026
Bathrooms	1
View	N/A
Complex	Amani Residences

Amenities

Location

- Alarm
- Balcony
- Elevator
- Fireplace
- Garden
- Guest WC
- Gym
- Pool
- Spa/Sauna
- Storage room

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

Coordinates: **34.709595 / 33.045681**

Price: €389 000 + VAT

VAT for this property is **€19,450** or **€73,910**. 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	Excluded	Title transfer fee	None	Common expenses	None
Title deed	No Title	Price per SQM	€4 744.00/m²		

Representative: Amby Development

Registration number	N/A	Email	info@ambydevelopment.com
License number	N/A	Legal name	N/A
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Price change history

€389 000 on May 24, 2026











