


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

Spacious 2-bedroom apartment on the 1st floor of Amani //Well-being Residences by Amby Development, offering 89 m<sup>2</sup> of internal living space, a 27 m<sup>2</sup> covered terrace, and stunning views overlooking the pool and park gardens. 

This generously proportioned residence features a large open-plan living and dining area that opens onto an expansive covered veranda — perfect for entertaining or relaxing in the Mediterranean climate. The master bedroom includes an ensuite bathroom, complemented by a second bedroom and guest facilities. Premium finishes include ceramic and hardwood flooring, full air conditioning, underfloor heating, and photovoltaic solar panels (Energy Class A).

A...

### Property Info

Covered Area	<b>116</b>
Covered Veranda	<b>27</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Floor Type	<b>Ceramic, Hardwood</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Registration block	<b>1</b>
Registration number	<b>103</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>
View	<b>N/A</b>
Complex	<b>Amani Residences</b>

### 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: €499 000 + VAT

VAT for this property is **€24,950** or **€94,810**. 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>
Title deed	<b>No Title</b>	Price per SQM	<b>€4 302.00/m<sup>2</sup></b>		

## Representative: Amby Development

Registration number	<b>N/A</b>	Email	<b>info@ambydevelopment.com</b>
License number	<b>N/A</b>	Legal name	<b>N/A</b>
Phone: <b>+35725944000</b>			

## Price change history

€499 000 on May 24, 2026











