

## 3 Bedroom Apartment for Sale in Limassol - Panthea

Reference ID: #SA36512 Price details: €1,300,000 Luxurious 3-Bedroom Penthouse with Private Roof Garden and Pool. This stunning penthouse, located on the prestigious Panthea hills in Limassol, offers an unmatched blend of luxury, privacy, and panoramic views from the city to the sea. Key Features: • Solar power system • Underfloor heating throughout • Heated swimming pool with turbo jet for lap swimming • 24/7 hot water system • Outdoor bathroom and toilet • Outdoor TV • Barbecue area with island bar • Mitsubishi Heavy Industries air conditioning • Water softener and heat pump • Aluminum pergola • Automated Somfy shutters and blinds • Two entrance surveillance cameras



### Property Info

### Plot / Area Info

Covered Area **221**

Floor Number **4**

### Additional info

Reference Number **SA36512**

Property type **Apartment**

Condition **Pre-Owned**

Construction Year **2022**

Bathrooms **3**

### Amenities

### Location

**Location:** Limassol - Panthea

Coordinates: **34.713582367622 / 33.039045278825**

Region: **Limassol**

## Price: €1 300 000 + VAT

VAT for this property is **€123,471** or **€247,000**. 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>~€48 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 882.00/m²</b> |                 |             |

## Representative: Smart Assets

|                     |              |            |                                |
|---------------------|--------------|------------|--------------------------------|
| Registration number | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number      | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€1 300 000 on May 20, 2025







