

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

Two-bedroom penthouse 12, with an internal area of 112 m<sup>2</sup> and a 60 m<sup>2</sup> roof garden, is located on the fourth floor of a four-storey building. 

This is a residential building designed to blend modernity with timeless sophistication. Located in Limassol's prime area, Agios Athanasios, it offers convenience and prestige with easy access to main roads and city amenities. It features 12 luxurious 2- and 3-bedroom apartments in a stylish setting that stands the test of time. Relax and enjoy outdoor living by the communal pool area, surrounded by lush greenery.

### Features:

- ✓ 12 spacious apartments spread over 4 floors
- ✓ Nestled in the prestigious area of Agios Athan...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>142</b> |
| Covered Veranda        | <b>30</b>  |
| Floor Number           | <b>4</b>   |
| Total Number of Floors | <b>4</b>   |

### Plot / Area Info

Pool **Common, Yes**

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>7331</b>               |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |

### Amenities

- Roof Garden

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.702071155002 / 33.069319730485**

Region: **Limassol**

## Price: €950 000 + VAT

VAT for this property is **€47,500** or **€180,500**. 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>€6 690.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€950 000 on Jul 1, 2025





