


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

Located in a private, premium residential complex in the heart of Limassol's desirable Linopetra neighborhood, this elegant two-bedroom penthouse offers a perfect balance of style, comfort, and exclusivity — just 1,200 meters from the sea. 

Thoughtfully designed to maximize space and natural light, the penthouse features high-end finishes, an open-plan living area, two spacious bedrooms, and floor-to-ceiling windows that open onto a large private terrace — ideal for relaxing or entertaining with city views and Mediterranean ambiance.

Set within a secure gated community of only 12 apartments, residents benefit from privacy, covered parking, a storage room, and architectu...

### Property Info

Covered Area	<b>107</b>
Covered Veranda	<b>23</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>7567</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>
View	<b>City view</b>

### Amenities

- Roof Garden

### Location

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.700130638123 / 33.071787371448**

## Price: €960 000 + VAT

VAT for this property is **€48,000** or **€182,400**. 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>~€35 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 972.00/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>			

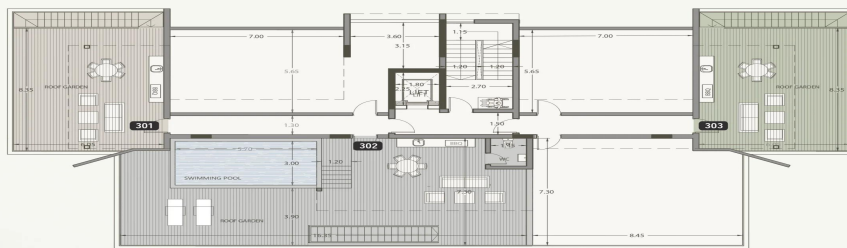
## Price change history

€960 000 on Jul 9, 2025



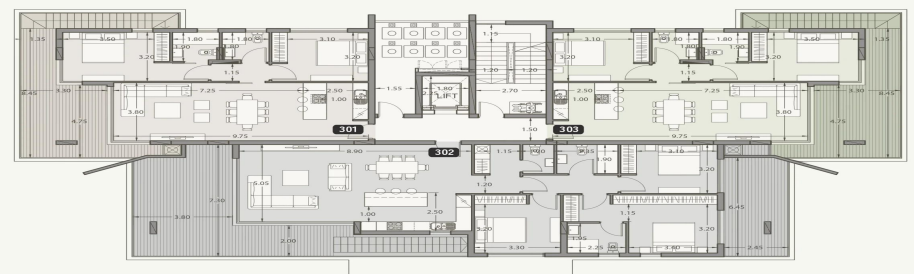


■ ROOF TERRACE



	TOTAL AREA (sq. m)
301	50
302	110
303	50

■ FLOOR 3



	TOTAL AREA (sq. m)
301	159
302	290
303	160