

## 4 Bedroom Apartment for Sale in Limassol - Mesa Geitonia

This newly completed two-level penthouse is located in the residential area of Agios Athanasios, one of Limassol's most established suburbs. The property combines functionality with thoughtful design, offering panoramic views of the sea and city from its private rooftop terrace. The main level includes a spacious open-plan living area featuring a fully functional modern fireplace and direct access to a large terrace. The kitchen is equipped with built-in furniture and high-spec finishes. A custom-designed staircase leads to the upper-level suite, which opens to the rooftop garden and barbecue area—ideal for outdoor relaxation and entertaining. The residence includes four bedro...

### Property Info

### Plot / Area Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>191</b> |
| Covered Veranda        | <b>97</b>  |
| Floor Number           | <b>1</b>   |
| Total Number of Floors | <b>1</b>   |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>B286-1</b>    |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>4</b>         |

### Amenities

### Location

**Location:** Limassol - Mesa Geitonia Region: **Limassol**  
**Coordinates:** **34.71379 / 33.05157**

## Price: €890 000 + VAT

VAT for this property is **€71,247** or **€169,100**. 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>~€32 200.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 660.00/m²</b> |                 |             |

## Representative: Cyprus Developers Alliance (CDA Group)

|  |                                |            |   |
|--|--------------------------------|------------|---|
| Registration number                      | <b>Registration number 591</b> | Email      | <b>sales@cyprus-alliance.com</b>              |
| License number                           | <b>License 118/E</b>           | Legal name | <b>Cyprus Developers Alliance (CDA Group)</b> |
| Phone: <b>+35725059360, +35797544416</b> |                                |            |   |

## Price change history

€990 000 on Aug 26, 2025

€890 000 on Dec 24, 2025











