


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

This sophisticated two-level penthouse offers panoramic sea and city views in the prestigious Agios Athanasios area, one of Limassol's most sought-after locations. Designed for those who appreciate modern elegance and refined comfort, it blends innovative architecture, premium materials, and expansive interiors. 

The 191 sq.m. residence boasts high ceilings, a floating staircase, a fully functional fireplace, and an indoor tree garden with automatic irrigation, creating a seamless fusion of contemporary design and natural elements. Premium wooden flooring, high-end porcelain tiles, and luxury built-in furniture enhance its sophisticated appeal.

The rooftop terrace is perfect ...

### Property Info

Covered Area	<b>191</b>
Covered Veranda	<b>34</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

### Additional info

Reference Number	<b>11897</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2024</b>
Bathrooms	<b>3</b>

### Amenities

- Fireplace

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
 Coordinates: **34.713712 / 33.051569**

## Price: €899 000 + VAT

VAT for this property is **€71,967** or **€170,810**. 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>
		Price per SQM	<b>€4 707.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€990 000 on Oct 8, 2025  
 €899 000 on Nov 26, 2025

