

243m² Apartment for Sale in Limassol - Agios Athanasios

An Exceptional Residence in a Prime Limassol Neighborhood



This one-of-a-kind 4-bedroom penthouse crowns a sleek, modern 4-story boutique building in the prestigious area of Agios Athanasios. With a total covered area of 243 sqm, expansive verandas, and a stunning private rooftop pool and garden, this home is a rare opportunity for discerning buyers seeking luxury, privacy, and long-term value.

Designed for modern family life or executive-style living, this penthouse offers refined comfort, premium materials, and thoughtful layout details, all just minutes from top schools, business centers, shops, and highway connections.

? Penthouse Details:

? 4 Bedrooms

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| Property Info | | Plot / Area Info | | Additional info | |
|---------------|--------------------|---|---------------------|-------------------------|------------------|
| Covered Area | 243 | Pool | Yes | Reference Number | 31595 |
| Furnishing | Unfurnished | Parking | Covered, Yes | Property type | Apartment |
| | | | | Condition | Pre-Owned |
| | | | | Bathrooms | 3 |
| | | | | View | City view |
| Amenities | | Location | | | |
| • Balcony | | Location: Limassol - Agios Athanasios | | | |
| | | Coordinates: 34.697205917212 / 33.065303430284 | | Region: Limassol | |

Price: €1 300 000 + VAT

VAT for this property is **€134,654** 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.

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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€48 600.00 | Common expenses | None |
| | | Price per SQM | €5 350.00/m² | | |

Representative: FOX

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|--|--------------|------------|--|
| Registration number | 488 | Email | info@foxrealty.com.cy |
| License number | 344/E | Legal name | FOX Smart Estate Agency Network Ltd |
| Phone: +35726940150, +35725267777, +35725760781 | | | |

Price change history

€1 300 000 on Oct 25, 2025

