


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

<...

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		Region: Limassol	
		Coordinates: 34.697205917212 / 33.065303430284			

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.

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

Representative: FOX

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

