


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

A luxurious 2-bedroom apartment located on the 3rd floor of one of Limassol's most exclusive developments in Agios Athanasios. This spectacular penthouse offers an incredible living experience with expansive interiors, a private rooftop garden, and panoramic views of the city, mountains, and sea. Perfect for those seeking the ultimate in privacy and comfort, this penthouse promises a lifestyle of sophistication and convenience. 

### Key Features:

**Spacious Living Area:** With a total covered area of 184 sqm, this penthouse offers a generous living space, including 80 sqm of internal covered area, a 37 sqm covered veranda, and an exclusive 67 sqm rooftop garden. The design maximize...

### Property Info

Covered Area **184**  
Furnishing **Unfurnished**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **31975**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**  
View **Sea view**

### Amenities

- Elevator

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
Coordinates: **34.71197 / 33.068591**

## Price: €488 000 + VAT

VAT for this property is **€37,024** or **€92,720**. 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>€2 652.00/m²</b>		

## Representative: FOX

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

## Price change history

€488 000 on Nov 22, 2025

