

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

Elevate your lifestyle with this stunning 2-bedroom penthouse located on the 3rd floor of a sophisticated development in the desirable Agios Athanasios area of Limassol. This exclusive penthouse offers the perfect blend of modern luxury and privacy, with expansive interiors, an impressive roof garden, and panoramic views of the city, mountains, and Mediterranean Sea. Whether you're looking for a serene retreat or an entertainer's paradise, this penthouse is a true standout.



### Key Features:

Spacious Living: Enjoy a total covered area of 184 sqm, including 80 sqm of internal living space, a 37 sqm covered veranda, and a 67 sqm private roof garden. The generous layout off...

### Property Info

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

### Plot / Area Info

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

### Additional info

Reference Number **31976**  
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/m<sup>2</sup></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> |
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**Price change history**

€488 000 on Nov 22, 2025





