

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

Presenting a rare opportunity to own a luxurious 2-bedroom penthouse, ideally located in the prestigious and peaceful Agios Athanasios area of Limassol. This stunning penthouse, located on the 3rd floor, offers an expansive and modern living space, complemented by a private 53 sqm roof garden. With a perfect balance of elegance, functionality, and breathtaking views, this penthouse is designed to provide the ultimate living experience in Limassol.

### Key Features:

Spacious Interiors: The penthouse features a total covered area of 141 sqm, including 75 sqm of internal living space, a 13 sqm covered veranda, and a 53 sqm private roof garden. The open-plan design enhances the sen...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>141</b>	Pool	<b>Yes</b>	Reference Number	<b>31977</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Brand New</b>
				Bathrooms	<b>2</b>
				View	<b>Sea view</b>

Amilities	Location
• Elevator	<b>Location:</b> Limassol - Agios Athanasios Region: <b>Limassol</b> Coordinates: <b>34.71197 / 33.068591</b>

## Price: €479 000 + VAT

VAT for this property is **€23,950** or **€91,010**. 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 Price per SQM	<b>None</b> <b>€3 397.00/m<sup>2</sup></b>	Common expenses	<b>None</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

€479 000 on Nov 22, 2025





