


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

Presenting the epitome of luxury living, a beautifully designed 2-bedroom penthouse located on the 3rd floor of this exclusive development in Agios Athanasios, Limassol. This stunning penthouse combines spacious living with modern elegance, offering a private roof garden and breathtaking panoramic views of Limassol, the Mediterranean Sea, and the surrounding mountains. 

### Key Features:

Generous Living Space: With a total covered area of 146 sqm, this penthouse offers a perfect balance of comfort and luxury. The 75 sqm internal covered area is complemented by an 11 sqm covered veranda and an expansive 60 sqm roof garden, providing ample space for both indoor relaxation and outdo...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>146</b>	Pool	<b>Yes</b>	Reference Number	<b>31978</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>
Amenities		Location			
• Elevator		<b>Location:</b> Limassol - Agios Athanasios Region: <b>Limassol</b>			
		Coordinates: <b>34.71197 / 33.068591</b>			

**Price: €475 000 + VAT**

VAT for this property is **€23,750** or **€90,250**. 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>€3 253.00/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>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

**Price change history**

€475 000 on Nov 22, 2025









