


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

Two-bedroom penthouse 301, with a living area of 80 m<sup>2</sup> and a 67 m<sup>2</sup> roof garden, is located on the third floor of a three-storey building. 

Located in Agios Athanasios, this exquisite luxury residential development consists of 19 apartments, offering a refined selection of 1- and 2-bedroom units, along with opulent penthouses featuring beautiful rooftop gardens.

Set within a sought-after and tranquil neighborhood, this complex offers breathtaking views of the city, mountains, and the sea. Residents benefit from very easy access to the highway, ensuring excellent connectivity, while being just minutes from the vibrant Limassol city center. Essential amenities are conveniently...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>117</b> |
| Covered Veranda        | <b>37</b>  |
| Floor Number           | <b>3</b>   |
| Total Number of Floors | <b>3</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>10560</b>     |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Roof Garden

### Location

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.708897884488 / 33.062914613835**

## Price: €488 000 + VAT

VAT for this property is **€24,400** 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>~€16 120.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 171.00/m²</b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€488 000 on Nov 26, 2025









