

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

Two-bedroom penthouse 304, with a living area of 75 m<sup>2</sup> and a 60 m<sup>2</sup> roof garden, is located on the third floor of a three-storey building. X

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>86</b>
Covered Veranda	<b>11</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>10563</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

Amenities	Location	
• Roof Garden	<b>Location:</b> Limassol - Agios Athanasios Coordinates: <b>34.708897884488 / 33.062914613835</b>	Region: <b>Limassol</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>~€15 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 523.00/m<sup>2</sup></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>
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## Price change history

€475 000 on Nov 26, 2025





