


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

We are delighted to present this luxurious 2-bedroom penthouse apartment located on the top (3rd) floor of our exclusive boutique development in the highly desirable neighborhood of Agios Athanasios, Limassol. With a total covered area of 118 sqm, including a private roof garden of 26 sqm, this modern apartment offers the ultimate in contemporary living, exceptional views, and a perfect combination of indoor and outdoor space. 

Apartment Highlights:

Location: Agios Athanasios – A peaceful, elevated neighborhood with easy access to Limassol’s city center and major highways.

Total Covered Area: 118 sqm

Internal Covered Area: 75 sqm

Covered Veranda: 17 s...

### Property Info

Covered Area  
Furnishing  
Heating  
Air Conditioning

**118**  
**Unfurnished**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number **32123**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**  
View **City view**

### Amenities

- Balcony

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
Coordinates: **34.71197 / 33.068591**

## Price: €445 000 + VAT

VAT for this property is **€22,250** or **€84,550**. 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>€3 771.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€445 000 on Dec 5, 2025













