

## 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 **118**  
 Furnishing **Unfurnished**  
 Heating **Central Heating, Yes**  
 Air Conditioning **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: €419 000 + VAT

VAT for this property is **€20,950** or **€79,610**. 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>€3 551.00/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

€445 000 on Dec 5, 2025  
 €455 000 on Mar 28, 2026  
 €419 000 on Apr 1, 2026







