

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

Welcome to an exceptional opportunity to own a 2-bedroom penthouse in an exclusive boutique development located in the prestigious area of Agios Athanasios, Limassol. This luxurious penthouse offers a perfect combination of modern living, privacy, and panoramic views of the sea and city. X

The penthouse features a spacious internal area of 75 sqm, complemented by a generous covered veranda of 17 sqm and a private rooftop garden of 28 sqm — ideal for enjoying Cyprus' sunny weather and relaxing in style. The contemporary design and high-quality finishes make this residence an ideal choice for those seeking a refined lifestyle or a high-performing investment property.

Key...

### Property Info

Covered Area **120**  
Furnishing **Unfurnished**  
Heating **Central Heating, Yes**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Amenities

• Balcony

### Location

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

### Additional info

Reference Number **32125**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**  
View **City view**

## 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 Price per SQM	<b>None</b> <b>€3 708.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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







