

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

resenting an exclusive 2-bedroom penthouse in the highly desirable area of Agios Athanasios, Limassol. This off-plan luxury residence offers 118 sqm of total covered area, featuring 75 sqm of internal living space, a 17 sqm covered veranda, and a 26 sqm private rooftop garden, ideal for enjoying panoramic views of the sea and city skyline.



The penthouse is designed with a contemporary open-plan layout, offering expansive living areas that seamlessly blend functionality and style. The master bedroom comes with its own en-suite shower for added privacy and convenience, while the second bedroom provides ample space for comfort. The spacious rooftop garden is an exclusive feature of th...

### 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 **32126**  
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: €435 000 + VAT

VAT for this property is **€21,750** or **€82,650**. 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>€3 686.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€445 000 on Dec 5, 2025  
 €463 000 on Mar 28, 2026  
 €435 000 on Apr 1, 2026







