

## 3 Bedroom Apartment for Sale in Limassol - Panthea

Modern penthouse occupying the entire top floor of a boutique building with only 5 residences, offering absolute privacy and panoramic views of the sea, city and mountains. 

### Property Details:

- 3 Bedrooms
- 3 W/C
- Internal Covered Area: 136 m<sup>2</sup>
- Covered Verandas: 83 m<sup>2</sup>
- Uncovered Areas: 27 m<sup>2</sup>
- Total Area: 246 m<sup>2</sup>
- Full-floor penthouse with private pool
- Spacious open-plan living & dining area
- Contemporary open kitchen with island bar
- High-quality materials and luxury finishes
- Large openings with abundant natural light
- Expansive verandas with panoramic sea views

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### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>136</b>                     |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Yes</b>          |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>16547</b>     |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>3</b>         |
| View             | <b>Sea view</b>  |

### Amenities

### Location



• Guest WC

**Location:** Limassol - Panthea

Region: **Limassol**

Coordinates: **34.71361884225 / 33.038981796314**

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## Price: €1 300 000 + VAT

VAT for this property is **€65,000** or **€247,000**. 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>~€48 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€9 559.00/m<sup>2</sup></b> |                 |             |

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€1 300 000 on Jan 30, 2026











