


### 3 Bedroom Apartment for Sale in Limassol District

A rare, full-floor penthouse residential opportunity spanning the 21st and 22nd floors of an iconic high-rise development. Perfectly positioned in the heart of the city on Makariou Avenue, this prestigious sky villa offers an unparalleled combination of elevated privacy, panoramic 360-degree views and a premium blank canvas for luxury city living just minutes from the seafront. 

Property Details:

- Covered Internal Area: 270 m<sup>2</sup>
- Covered Verandas: Approx. 15 m<sup>2</sup>
- Private Roof Garden: 305 m<sup>2</sup>
- Common Areas: 177 m<sup>2</sup>
- Full-floor luxury penthouse across two levels (21st-22nd floors)
- Approx. 100m above ground level
- Offere...

**Property Info**

**Plot / Area Info**

**Additional info**

Covered Area  
Heating  
Air Conditioning

**270**  
**Central Heating, Yes**  
**All rooms, Yes**

Parking **Covered, Yes**

Reference Number **18962**  
Property type **Apartment**  
Condition **Brand New**  
View **Sea view**

**Amenities**

**Location**

- Gym

Region: **Limassol**  
Coordinates: **34.68714188 / 33.05008462**

## Price: €9 300 000 + VAT

VAT for this property is **€1,043,667** or **€1,767,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€34 444.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
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## Price change history

€9 300 000 on May 20, 2026



