

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

Welcome to your future home in the beautiful area of Agios Athanasios. This charming apartment offers a modern living experience with an internal space of 51 m2. Located on the first floor of a three-story building, it is accessible by an elevator, ensuring convenience for all residents.



This well-designed apartment features one comfortable bedroom and a stylish bathroom, making it ideal for singles or couples. Enjoy energy efficiency rated at A, which not only reduces your carbon footprint but also keeps your utility costs low. The central air conditioning system ensures a cool atmosphere during warm months, while underfloor heating provides warmth and comfort in the winter.

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### Property Info

Covered Area	<b>51</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

### Additional info

Reference Number	<b>25040</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>

### Amenities

- Elevator

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.720105221758 / 33.068652138034**

Region: **Limassol**

**Price: €300 000 + VAT**

VAT for this property is **€15,000** or **€57,000**. 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>€5 882.00/m<sup>2</sup></b>		

**Representative: Kazo Real Estate**

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**Price change history**

€300 000 on Dec 20, 2024







