

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

One-bedroom apartment 104, with an internal area of 50  $m^2$ , is located on the first floor of a three-storey building.



A modern residential apartment building in the new developing and growing area of Germasogeia, in the District of Limassol, Cyprus.

This project consisting of 21 one- and two-bedroom apartments, featuring a swimming pool and a gym. The development offers sea views, spacious covered balconies, covered parking, storage rooms, and much more.

#### Features:

- ✓ Energy efficiency category A
- ✓ Outdoor pool with relaxation area
- ✓ Indoor gym
- ✓ Provision for air conditioning & heat pump split units in each bedroom & living room<...</p>

Property Info		Plot / Area Ir	nfo	<b>Additional info</b>	
Covered Area	65			Deference Number	7491
Covered Veranda	15			Reference Number	7491
		Pool	Common, Yes	Property type	Apartment
Floor Number	1	Parking	•	Condition	Under Construction
Total Number of Floors	3		Covered, Yes		
rotal Nulliber of Floors	3			Bathrooms	1
Energy Efficiency	Α			Datin Comis	-



#### Location

• Parking

**Location:** Limassol - Agios Athanasios Region: **Limassol** 

Coordinates: **34.71920747123** / **33.068514915362** 



Price: €249 900 + VAT

VAT for this property is €12,495 or €47,481. 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>	Eveluded	Title transfer fee	None	Common ovnences	None
	Price per SQM	€3 845.00/m <sup>2</sup>	Common expenses	None	

## **Representative: RealDeal Estates**

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited

Phone: +35725255505, +35794001333

# **Price change history**

€249 900 on Jul 8, 2025















FIRST FLOOR PLAN FLAT 104

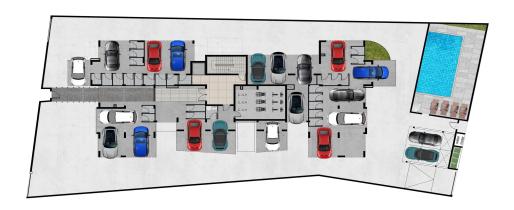




WD 3.10x3.15

Interal Area # 50 SQM Covered Veranda # 15 SQM





**GROUND FLOOR PLAN**