

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

One-bedroom penthouse 303, with an internal area of 50 m<sup>2</sup> and a 44 m<sup>2</sup> roof garden, is located on the sixth 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 b...

### Property Info

Covered Area	<b>64</b>
Covered Veranda	<b>14</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>7504</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>1</b>
View	<b>Sea view</b>

### Amenities

- Roof Garden

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.71920747123 / 33.068514915362**

Region: **Limassol**

## Price: €299 900 + VAT

VAT for this property is **€14,995** or **€56,981**. 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.

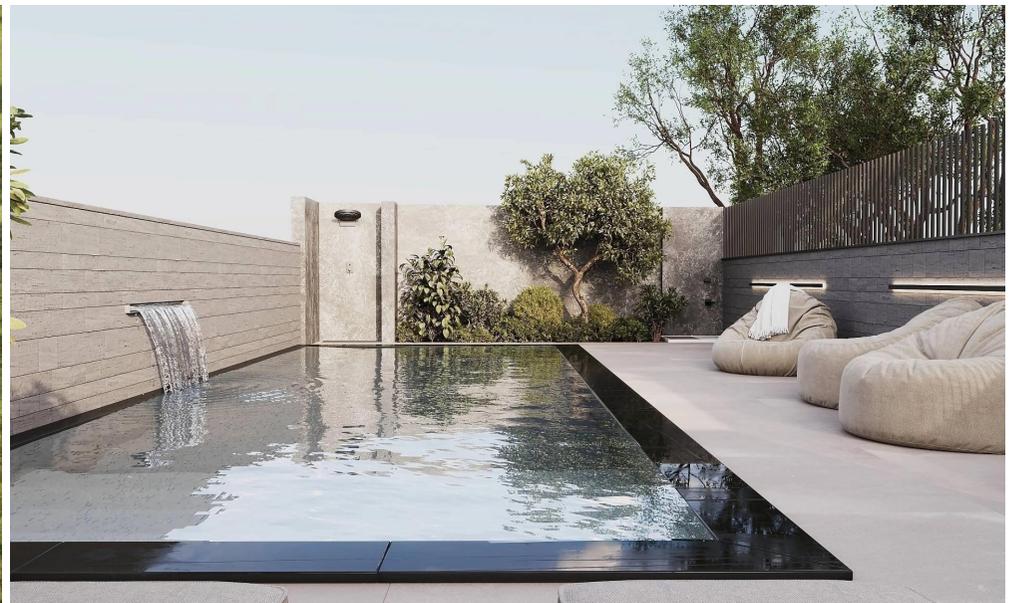
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 686.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

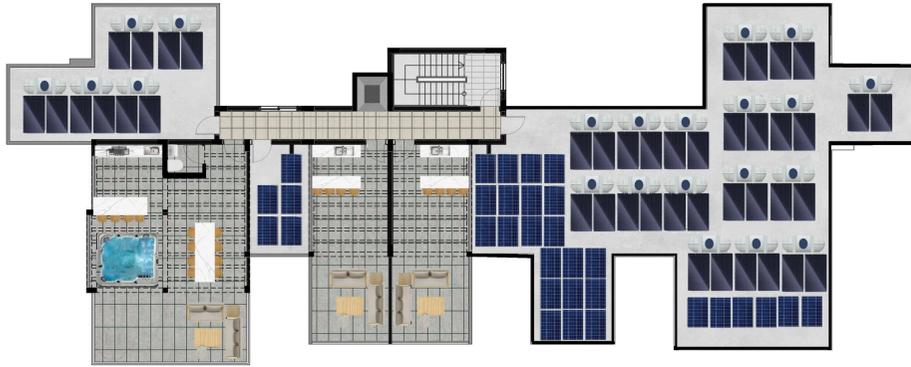
## Price change history

€299 900 on Jul 8, 2025









ROOF GARDEN PLAN



3RD FLOOR PLAN



THIRD FLOOR PLAN  
FLAT 303



Internal Area # 50 SQM  
Covered Veranda # 14 SQM  
Uncovered Roof Garden # 44 SQM