

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

One-bedroom apartment 305, with an internal area of 50 m<sup>2</sup>, is located on the third 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<...

| Property Info          | Plot / Area Info | Additional info  |
|------------------------|------------------|------------------|
| Covered Area           | <b>64</b>        | Reference Number |
| Covered Veranda        | <b>14</b>        | Property type    |
| Floor Number           | <b>3</b>         | Condition        |
| Total Number of Floors | <b>3</b>         | Bathrooms        |
| Energy Efficiency      | <b>A</b>         | View             |

| Amenities | Location   |                         |
|-----------|--|-------------------------|
| • Parking | <b>Location:</b> Limassol - Agios Athanasios<br>Coordinates: <b>34.71920747123 / 33.068514915362</b> | Region: <b>Limassol</b> |

## Price: €275 900 + VAT

VAT for this property is **€13,795** or **€52,421**. 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<br>Price per SQM | <b>None</b><br><b>€4 311.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

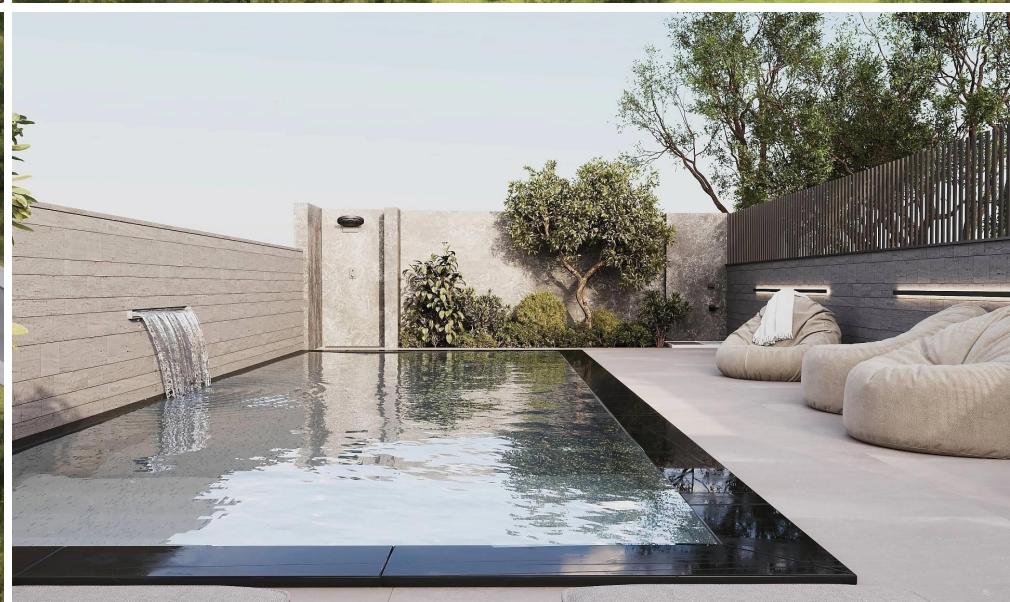
## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| 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> |              |            |  |

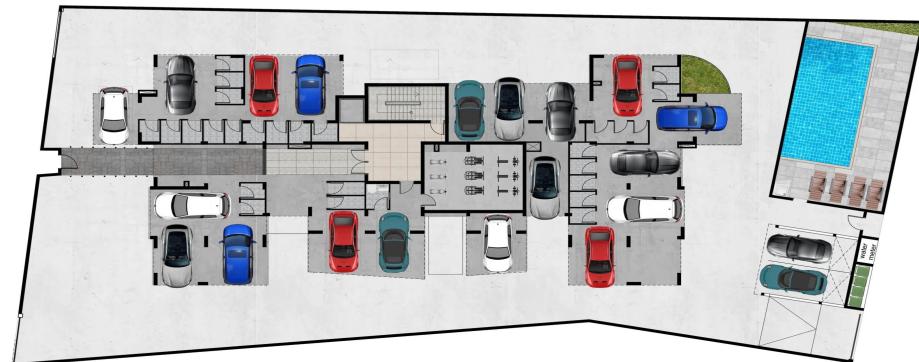
## Price change history

€272 900 on Jul 8, 2025

€275 900 on Dec 9, 2025







GROUND FLOOR PLAN



3RD FLOOR PLAN