

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

This modern one bedroom apartment is part of a new residential complex set in one of Limassol's most prestigious areas. Located within walking distance to the beach, it combines eclectic design ingredients and luxury materials. The carefully configured blend of style, spaciousness, and symmetry reflects the desires of a modern resident and represents the Mediterranean lifestyle at its best. The residence has comfortable open living areas and spacious terraces with glass balustrades, VRV central air-conditioning system, underfloor heating and Bosch appliances. Beautiful beaches, vibrant nightlife and a thriving business hub are all close at hand. The boutique development exem...

### Property Info

Covered Area	<b>64</b>
Covered Veranda	<b>14</b>
Floor Number	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>5718</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
 Coordinates: **34.694412 / 33.068954**

**Price: €425 000 + VAT**

VAT for this property is **€21,250** or **€80,750**. 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>€6 641.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

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**Price change history**

€425 000 on Oct 8, 2025



