

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

Located in one of Limassol's most desirable residential neighborhoods, this boutique four-storey development presents a refined selection of just thirteen luxury apartments with one and two bedrooms. Combining elevated design, smart engineering, and energy efficiency rated A+, the project offers a modern Mediterranean lifestyle built on elegance, practicality, and long-term value.

Each residence is thoughtfully designed with open-plan architecture, high ceilings, and a seamless connection to spacious private verandas. Premium finishes define every detail—from large-format ceramic tiles and synthetic granite countertops to glass railings, sound-insulating double glazing, and ther...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>69</b>				
Covered Veranda	<b>17</b>			Reference Number	<b>12840</b>
Floor Number	<b>1</b>	Pool	<b>Common, Yes</b>	Property type	<b>Apartment</b>
Total Number of Floors	<b>4</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Furnishing	<b>Unfurnished</b>			Bathrooms	<b>1</b>
Energy Efficiency	<b>A</b>				
Air Conditioning	<b>All rooms, Yes</b>				

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios **Region:** Limassol  
**Coordinates:** **34.717 / 33.05375**

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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 Price per SQM	<b>None</b> <b>€3 551.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€245 000 on Oct 8, 2025



