

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

This modern studio apartment offers a refined blend of practicality and contemporary urban living. Positioned in a highly desirable residential area of Agios Athanasios, it provides effortless access to the highway, city centre, and essential amenities, while enjoying elevated city and sea views. Thoughtfully designed to maximise space and light, the residence combines comfort, functionality, and elegant modern finishes.

The open-plan layout enhances flexibility, creating a bright and welcoming interior atmosphere. High-quality materials, advanced engineering features, and energy-efficient specifications elevate everyday comfort and long-term value. With its peaceful setting and pr...

### Property Info

Covered Area	<b>47</b>
Covered Veranda	<b>12</b>
Floor Number	<b>1</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>240996</b>
Property type	<b>Apartment</b>
Construction Year	<b>2028</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

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

## Price: €179 000 + VAT

VAT for this property is **€8,950** or **€34,010**. 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>~€3 760.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 809.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€249 000 on Dec 4, 2025  
 €188 000 on Dec 9, 2025  
 €179 000 on Jan 20, 2026







