

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

Some addresses feel elevated not only by height, but by perspective. Set within the sought-after hills of Agios Athanasios, this boutique residential development offers a refined collection of just sixteen residences, including studios, one- and two-bedroom apartments, as well as distinguished penthouses with private roof gardens. ✖

The architecture balances clean geometry with subtle Mediterranean detailing, allowing generous terraces and expansive thermal aluminium glazing to frame open city and sea views. Interiors are defined by 3.2-metre net ceilings, Italian-designed kitchens and wardrobes, semi-solid parquet flooring, and carefully selected European ceramics — a palette that ...

### Property Info

|                        |                    |
|------------------------|--------------------|
| Covered Area           | <b>63</b>          |
| Covered Veranda        | <b>13</b>          |
| Floor Number           | <b>1</b>           |
| Total Number of Floors | <b>1</b>           |
| Furnishing             | <b>Unfurnished</b> |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **16447**  
 Property type **Apartment**  
 Bathrooms **1**

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios    Region: **Limassol**  
 Coordinates: **34.7101364 / 33.054134**

## Price: €239 000 + VAT

VAT for this property is **€11,950** or **€45,410**. 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>~€6 160.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 794.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
| Phone: <b>+35726080180, +35797612926</b> |              |            |                                       |

## Price change history

€227 000 on Feb 13, 2026

€239 000 on May 1, 2026









