


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

Experience sleek, modern living in one of Limassol's most strategic and vibrant locations. This stylish 1-bedroom apartment is part of an exclusive 3-storey development in the prestigious Agios Athanasios area—perfectly suited for those who want convenience, comfort, and quality at their doorstep. 

Ideally located, the project offers immediate access to the city center and excellent connectivity to the highways leading to Nicosia, Larnaca, and Paphos. Just steps from Agiou Athanasiou street, residents enjoy a truly walkable lifestyle surrounded by premium offices, supermarkets, gourmet bakeries, and trendy cafés—making it an excellent choice for both private living and invest...

### Property Info

Covered Area **55.3**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **33414**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **1**  
 View **Mountains view**

### Amenities

- Balcony

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
 Coordinates: **34.71197 / 33.068591**

**Price: €238 000 + VAT**

VAT for this property is **€11,900** or **€45,220**. 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>€4 327.00/m<sup>2</sup></b>		

**Representative: FOX**

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

**Price change history**

€238 000 on Apr 26, 2026



