


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

Modern 1-bedroom apartment on the 1st floor of a contemporary residential development in Agios Athanasios, Limassol. The unit offers 51 m<sup>2</sup> of indoor living space plus a 16 m<sup>2</sup> covered veranda, with a total covered area of 67 m<sup>2</sup>. 

The thoughtful layout features a generous master bedroom, an open-plan living/dining area with an integrated designer kitchen and a full bathroom. Floor-to-ceiling glazing flows onto the covered veranda, bringing in natural light throughout the day.

The apartment is delivered to a premium specification: high ceilings, semi-solid parquet flooring, marble-tiled bathrooms, thermally-insulated aluminium frames with double glazing, underfloor heating, V...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>67</b>             |
| Covered Veranda   | <b>16</b>             |
| Floor Number      | <b>1</b>              |
| Energy Efficiency | <b>A</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>244823</b>    |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>1</b>         |
| View             | <b>Sea view</b>  |

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
 Coordinates: **34.71133209 / 33.04374226**

## Price: €315 000 + VAT

VAT for this property is **€15,750** or **€59,850**. 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>~€9 200.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 701.00/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>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€315 000 on May 16, 2026

