


## Studio Apartment for Sale in Limassol - Agios Athanasios

For sale: Modern studio apartment under construction, located in the desirable area of Agios Athanasios. This thoughtfully designed space offers 35  m<sup>2</sup> of internal area, providing a comfortable and functional layout ideal for singles or young professionals. The apartment is situated on the first floor of a three-story building with elevator access, ensuring ease and convenience for everyday living.

The studio features a bright, open-plan design and includes one stylish bathroom. Enjoy the benefits of energy efficiency class A, ensuring low running costs and a comfortable indoor environment all year round. The apartment will be delivered unfurnished, allowing you to add your persona...

### Property Info

Covered Area	<b>35</b>
Covered Veranda	<b>14</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>45</b>
Pool	<b>No</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>24164</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>

### Amenities

- Balcony

### Location

**Location:** Limassol - Agios Athanasios  
**Coordinates:** **34.713066978445 / 33.069005924762**

Region: **Limassol**

## Price: €189 000 + VAT

VAT for this property is **€9,450** or **€35,910**. 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>€5 400.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
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## Price change history

€173 000 on Oct 9, 2024  
 €163 000 on Nov 21, 2024  
 €189 000 on Sep 25, 2025

