# **INDEX**

### 38m<sup>2</sup> Apartment for Sale in Limassol District

For sale is a modern studio apartment, located on the second floor of a five-story building with elevator access. This off-plan property offers an internal space of 37.7 square meters, featuring a well-designed open-plan living area and one stylish bathroom. The apartment is part of a secure gated complex, providing peace of mind and added privacy.



Residents will enjoy excellent shared facilities, including a communal swimming pool and a fully equipped gym. Underfloor heating creates a warm and comfortable home throughout the year. The complex is designed with modern standards, and construction is set for completion in 2028.

Situated in Agios Nicolaos, this property offers a...

Property Info		Plot / Area Info		Additional info	
Covered Area Heating Air Conditioning	38 Underfloor Heating, Yes All rooms, Yes	Pool Parking	Yes Uncovered, Yes	Reference Numb Property type Condition Bathrooms	er 14197 Apartment Brand New 1
Amenities	Location				
• Gym	Region: <b>Limassol</b> Coordinates: <b>34.691233583698 / 33.058126969949</b>				



#### Price: €330 000 + VAT

VAT for this property is €16,500 or €62,700. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€8 684.00/m²		NOTE

#### **Representative: Purple International Real Estate**

Registration number	1052	Email	info@purpleinternational.eu
License number	512/E	Legal name	A.A. Purple Real Estate Ltd

Phone: +35723811058

#### **Price change history**

€360 000 on May 2, 2025 €327 000 on Jun 6, 2025 €330 000 on Jul 8, 2025

## **INDEX**

#### www.index.cy - All Cyprus Real Estate



### INDEX

