

## 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	38	Plot area	52	Reference Number 14197	
				Property type	<b>Apartment</b>
Heating	Underfloor Heating, Yes	Pool	Yes	Condition	<b>Brand New</b>
Air Conditioning	All rooms, Yes	Parking	Uncovered, Yes	Bathrooms	1

## Amenities Location

• Gym

Coordinates: 34.691233583698 / 33.058126969949



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

Price per SQM €8 684.00/m²

Common expenses None

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

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## **Price change history**

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



















