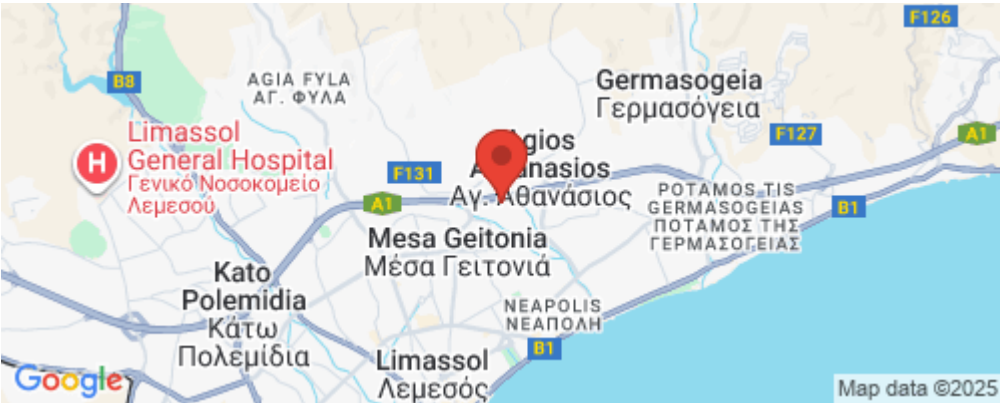


40m² Apartment for Sale in Limassol - Agios Athanasios

For sale off plan, this modern studio apartment offers 40 m² of well-designed internal space. It features an open-plan living area, a fully equipped kitchen, and one stylish bathroom. Located in a gated complex in Agios Athanasios, this property combines comfort and convenience in a vibrant community.



The complex provides excellent amenities including a communal swimming pool, a fully equipped gym, and an elevator for easy access to all floors. Energy efficiency rating A and a central AC system ensure low energy costs and year-round comfort.

Agios Athanasios is a sought-after residential area known for its peaceful atmosphere and excellent city views. It offers quick access...

Property Info

|                  |                      |
|------------------|----------------------|
| Covered Area     | 40                   |
| Heating          | Central Heating, Yes |
| Air Conditioning | All rooms, Yes       |

Plot / Area Info

|         |              |
|---------|--------------|
| Pool    | Yes          |
| Parking | Covered, Yes |

Additional info

|                  |           |
|------------------|-----------|
| Reference Number | 19055     |
| Property type    | Apartment |
| Condition        | Brand New |
| Bathrooms        | 1         |
| View             | City view |

Amenities

- Gym

Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates:** 34.704932464539 / 33.053157177787

## Price: €179 000 + VAT

VAT for this property is **€8,950** or **€34,010**. 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>€4 475.00/m<sup>2</sup></b> |                 |             |

## Representative: Purple International Real Estate

|                     |              |            |                                    |
|---------------------|--------------|------------|------------------------------------|
| Registration number | <b>1052</b>  | Email      | <b>info@purpleinternational.eu</b> |
| License number      | <b>512/E</b> | Legal name | <b>A.A. Purple Real Estate Ltd</b> |
| Phone: +35723811058 |              |            |                                    |

## Price change history

€160 000 on May 22, 2025

€179 000 on Jul 18, 2025



