

## 37m<sup>2</sup> Apartment for Sale in Limassol District

Located within Limassol’s most exciting new development in the heart of its Historic Center—this 4th-floor studio apartment is designed for smart, modern living. With a compact yet efficient 31 m<sup>2</sup> internal layout and a 6 m<sup>2</sup> covered veranda, this residence offers all the essentials for a stylish city lifestyle or a high-demand rental property. 

Perfectly positioned near Anexartisias Fashion Street, Limassol Marina, and the Old Port, this unit is an ideal choice for young professionals, students, or savvy investors seeking strong rental returns in a booming urban area.

### Property Features:

? Location: Historical Center, Limassol, Cyprus

? Floor: 4th | ? Type: S...

### Property Info

Covered Area **37**  
 Furnishing **Unfurnished**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **30404**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **1**  
 View **City view**

### Amenities

- Gym

### Location

Region: **Limassol**  
 Coordinates: **34.684654013733 / 33.044671128882**

## Price: €274 000 + VAT

VAT for this property is **€13,700** or **€52,060**. 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>€7 405.00/m<sup>2</sup></b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
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## Price change history

- €263 000 on Jul 12, 2025
- €277 000 on Nov 19, 2025
- €278 000 on Nov 29, 2025
- €274 000 on Dec 16, 2025





