

## 44m<sup>2</sup> Apartment for Sale in Limassol District

Located in one of Limassol's most vibrant and culturally rich districts, this stylish studio is part of a landmark residential development in the city's Historical Center. Surrounded by key lifestyle, business, and entertainment hubs, it's the perfect choice for modern urban living or a high-performing investment property. 

### ? Property Details:

Type: Studio Apartment

Indoor Area: 36 m<sup>2</sup>

Covered Veranda: 5 m<sup>2</sup>

Uncovered Veranda: 3 m<sup>2</sup>

Total Area: 44 m<sup>2</sup>

### ? Prime Location:

City: Limassol, Cyprus

Area: Historical Center

Floor: 5th

Distance to Sea: 1 km

Status: Off-plan

Delivery: December 2028

## Price: €299 000 + VAT

VAT for this property is **€14,950** or **€56,810**. 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>€6 795.00/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

€288 000 on Jul 12, 2025  
 €297 000 on Nov 19, 2025  
 €299 000 on Nov 29, 2025







