


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

Introducing a rare opportunity to own a contemporary studio apartment a landmark residential development located in the vibrant Historical Center of Limassol, Cyprus. Positioned on the 5th floor, this thoughtfully designed studio offers 31 m<sup>2</sup> of indoor living space and an additional 6 m<sup>2</sup> covered veranda, totaling 37 m<sup>2</sup> of smart, efficient living. 

Scheduled for delivery in December 2028, this off-plan property combines modern design, premium finishes, and unbeatable location to offer one of the most compelling investment opportunities in central Limassol today.

Key Features:

? Studio Apartment

? Total Area: 37 m<sup>2</sup> (Indoor: 31 m<sup>2</sup> + Covered Veranda: 6 m<sup>2</sup>)

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### Property Info

Covered Area	<b>37</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>30411</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>
View	<b>City view</b>

### Amenities

- Gym

### Location

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

## Price: €289 000 + VAT

VAT for this property is **€14,450** or **€54,910**. 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>€7 811.00/m²</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

€273 000 on Jul 12, 2025  
 €287 000 on Nov 19, 2025  
 €289 000 on Nov 29, 2025





