

## 51m<sup>2</sup> Apartment for Sale in Limassol - Agios Athanasios

Studio with an internal area of 40 m<sup>2</sup> is located on the second floor of a seven-story building in Block A.



This is a mixed-use development designed for those who seek balance, innovation and sustainability. Consisting of 2 commercial office buildings with exciting and value-added facilities, such as extensive co-work areas, a restaurant, a gym, a pool and 3 serviced residential buildings with studios, 1, 2 and 3-bedroom apartments. Perfectly positioned at the crossroads of modern urban design and green living, this project offers a BREEAM-certified, eco-friendly environment, making it the perfect choice for forward-thinking investors and young professionals.

### Property Info

Covered Area	<b>51</b>
Covered Veranda	<b>13</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>7</b>

### Plot / Area Info

Pool

**Common, Yes**

### Additional info

Reference Number	<b>8693</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Limassol - Agios Athanasios

Region: **Limassol**

Coordinates: **34.704990665107 / 33.053226470947**

## Price: €195 000 + VAT

VAT for this property is **€9,750** or **€37,050**. 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>~€4 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 824.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€179 000 on Aug 22, 2025

€195 000 on Dec 4, 2025



Indicative Residential Floor Plans  
Building A (2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> floor)

