

40m² Apartment for Sale in Limassol - Agios Athanasios

Studio with an internal area of 31 m² is located on the first floor of a four-story building.



The perfect combination of commercial properties and residential residences on a single site. All functional areas are seamlessly integrated, providing business owners the opportunity to acquire both offices and apartments. This “live and work” concept allows them to save valuable time — because, as we all know, time is money.

The complex is situated in Agios Athanasios, Limassol, surrounded by key business hubs, including: Porsche, Soul Publishing, Brain Rocket.

Everything you need is within walking distance: Grocery stores, cafes, pharmacies and electronics s...

Property Info

Covered Area	40
Covered Veranda	9
Floor Number	1
Total Number of Floors	4
Heating	Underfloor Heating, Yes

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	8936
Property type	Apartment
Bathrooms	1

Amenities

- Parking

Location

Location: Limassol - Agios Athanasios Region: **Limassol**
Coordinates: **34.697672 / 33.0627288**

Price: €216 000 + VAT

VAT for this property is **€10,800** or **€41,040**. 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	Excluded	Title transfer fee	~€5 240.00	Common expenses	None
		Price per SQM	€5 400.00/m²		

Representative: RealDeal Estates

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Price change history

€216 000 on Sep 16, 2025







