

40m² Apartment for Sale in Limassol - Agios Athanasios

Studio with an internal area of 31 m² is located on the first floor of a fourstory 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		Plot / Area Info		Additional info	
Covered Area	40				
Covered Veranda	9	Pool Parking	Common, Yes Covered, Yes	Reference Number	8936
Floor Number	1			Property type	Apartment
Total Number of Floors	4			Bathrooms	1
Heating	Underfloor Heating, Yes				

Amenities 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

Price per SQM €5 400.00/m²

Common expenses None

Representative: RealDeal Estates

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Price change history

€216 000 on Sep 16, 2025

























