

## 40m<sup>2</sup> Apartment for Sale in Limassol - Agios Athanasios

Studio with an internal area of 31 m<sup>2</sup> is located on the first floor of a four-story building. X

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	<b>40</b>				
Covered Veranda	<b>9</b>			Reference Number	<b>8936</b>
Floor Number	<b>1</b>	Pool	<b>Common, Yes</b>	Property type	<b>Apartment</b>
Total Number of Floors	<b>4</b>	Parking	<b>Covered, Yes</b>	Bathrooms	<b>1</b>
Heating	<b>Underfloor Heating, Yes</b>				

Amilities	Location
• Parking	<b>Location:</b> Limassol - Agios Athanasios    Region: <b>Limassol</b> Coordinates: <b>34.697672 / 33.0627288</b>

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€5 240.00</b> <b>€5 400.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€216 000 on Sep 16, 2025







