

## 38m<sup>2</sup> Apartment for Sale in Limassol District

A stylish studio apartment ideally located in Mesa Gitonia just below the highway offering quick access to the city center the seafront and all major amenities. The development combines contemporary design with functionality featuring energy efficient construction Class A and modern communal facilities. Residents can enjoy a vibrant lifestyle with access to a swimming pool gym cafe restaurant hall and children s day care center all within the complex. Perfect for young professionals investors or anyone seeking a modern home in one of Limassol s most convenient and upcoming areas.

### Property Info

Covered Area **38**  
Floor Number **6**  
Energy Efficiency **A**

### Plot / Area Info

### Additional info

Reference Number **VL50117**  
Property type **Apartment**

### Amenities

- Balcony

### Location

Region: **Limassol**

## Price: €189 000 + VAT

VAT for this property is **€9,450** or **€35,910**. 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>~€4 160.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 974.00/m²</b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€189 000 on Sep 16, 2025





