

## 45m<sup>2</sup> Apartment for Sale in Limassol District

Moments from the Limassol seafront, this boutique residence feels like a quiet pause within the rhythm of the city. A place where mornings begin with the scent of the sea and evenings unfold against the glow of the coastline. x

This beautifully designed studio combines the elegance of modern living with the simplicity of space used well. Floor-to-ceiling windows flood the interior with natural light, while soft tones and quality finishes create a calm, contemporary atmosphere. Step out onto your private veranda — a quiet corner for coffee, reflection, or watching the city come alive below.

Residents enjoy covered parking, private storage, and effortless access to Limassol's ...

### Property Info

Covered Area	<b>45</b>
Covered Veranda	<b>7</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking

**Covered, Yes**

### Amenities

- Parking

### Location

Region: **Limassol**

Coordinates: **34.680759 / 33.051132**

### Additional info

Reference Number	<b>15182</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2025</b>
Bathrooms	<b>1</b>

## Price: €290 000 + VAT

VAT for this property is **€14,500** or **€55,100**. 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>None</b> <b>€6 444.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€306 000 on Nov 6, 2025

€290 000 on Dec 15, 2025







