


## 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. 

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**

### 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>

### Amenities

- Parking

### Location

Region: **Limassol**  
 Coordinates: **34.680759 / 33.051132**

## 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 444.00/m<sup>2</sup></b>		

## 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







