


## 43m<sup>2</sup> Apartment for Sale in Limassol - Agios Athanasios

We are delighted to present this exceptional studio apartment on the 1st floor of our boutique residential development in the highly sought-after area of Agios Athanasios. Offering a modern design, premium finishes, and energy efficiency A, this apartment is an ideal choice for those seeking a stylish and comfortable living space with a high potential for rental returns. 

### Apartment Highlights:

Location: Agios Athanasios, Limassol – A peaceful and desirable neighborhood with easy access to the highway and the city center.

Total Covered Area: 43 sqm

Internal Covered Area: 35 sqm

Covered Veranda: 8 sqm

Energy Efficiency Rating: A – Ensuring lower ...

### Property Info

Covered Area  
Furnishing  
Heating  
Air Conditioning

**43**  
**Unfurnished**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number **32112**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**  
View **City view**

### Amenities

- Balcony

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
**Coordinates:** **34.71197 / 33.068591**

## Price: €175 000 + VAT

VAT for this property is **€8,750** or **€33,250**. 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>€4 070.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€193 000 on Dec 5, 2025  
 €175 000 on Jan 27, 2026













