


43m² 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: €179 000 + VAT

VAT for this property is **€8,950** or **€34,010**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€4 163.00/m²		

Representative: FOX

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

Price change history

€193 000 on Dec 5, 2025
 €175 000 on Jan 27, 2026
 €193 000 on Mar 28, 2026
 €179 000 on Apr 1, 2026







