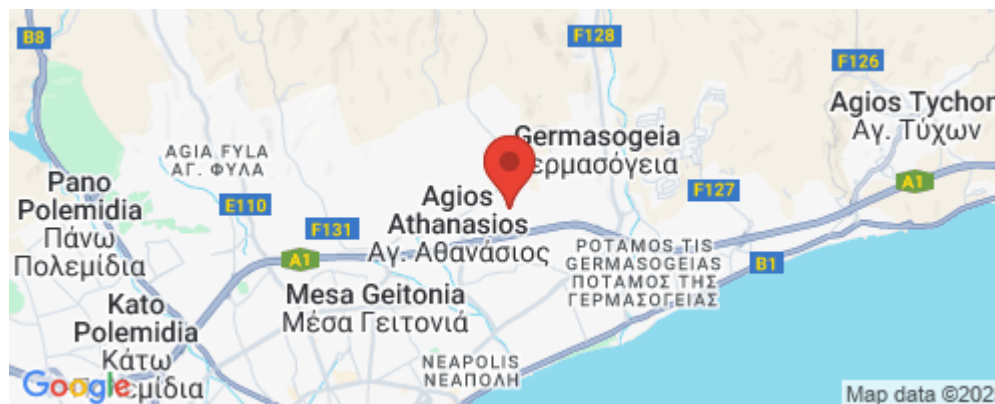


47m² Apartment for Sale in Limassol - Agios Athanasios

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: 47 sqm

Internal Covered Area: 35 sqm

Covered Veranda: 12 sqm

Energy Efficiency Rating: A – Ensuring lower...

| Property Info | | Plot / Area Info | | Additional info | |
|------------------|-----------------------------|------------------|---------------------|------------------|------------------|
| Covered Area | 47 | | | Reference Number | 32112 |
| Furnishing | Unfurnished | | | Property type | Apartment |
| Heating | Central Heating, Yes | Parking | Covered, Yes | Condition | Brand New |
| Air Conditioning | All rooms, Yes | | | Bathrooms | 1 |
| | | | | View | City view |

- Balcony

Location

Location: Limassol - Agios Athanasios Region: **Limassol**

Coordinates: **34.71197 / 33.068591**

Price: €193 000 + VAT

VAT for this property is **€9,650** or **€36,670**. 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 | €4 106.00/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







