


## 35m<sup>2</sup> Apartment for Sale in Limassol - Agios Athanasios

For sale: An off-plan modern studio apartment in the sought-after area of Agios Athanasios. Boasting a well-designed internal space of 35 m2, this stylish property is located on the first floor of a three-story building with the convenience of an elevator. 

The apartment features an open-plan living area and kitchen, along with a contemporary bathroom. Thanks to its energy efficiency rating of A, you can enjoy both comfort and savings on utility bills. Large windows allow for natural light, creating a bright and welcoming atmosphere throughout the apartment.

Agios Athanasios is a vibrant area known for its blend of quiet residential neighborhoods and easy access to city life....

### Property Info

Covered Area  
Heating  
Air Conditioning

**35**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number **29098**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**

### Amenities

- Balcony

### Location

**Location:** Limassol - Agios Athanasios Region: **Limassol**  
Coordinates: **34.710845 / 33.052409**

**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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 514.00/m<sup>2</sup></b>		

**Representative: Kazo Real Estate**

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

**Price change history**

€193 000 on Dec 10, 2025













