

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

For sale: Modern studio apartment, off plan, with internal space of 35 m<sup>2</sup>. This contemporary apartment is located on the 1st floor of a three-story building with an elevator, offering easy access and comfort. Featuring an open layout, it includes a functional main living and sleeping space, a stylish bathroom, and large windows that bring in plenty of natural light. X

The apartment has achieved energy efficiency rating A, meaning lower running costs and a reduced environmental footprint. Designed for the modern lifestyle, the home is offered unfurnished, allowing you to create your own unique space.

Situated in Agios Athanasios, the property benefits from a peaceful residenti...

Property Info	Plot / Area Info	Additional info
Covered Area	<b>35</b>	Reference Number
Heating	<b>Central Heating, Yes</b>	Property type
Air Conditioning	<b>All rooms, Yes</b>	Condition
		Bathrooms
		<b>29098</b>
		<b>Apartment</b>
		<b>Brand New</b>
		<b>1</b>

Amenities	Location
• Balcony	<b>Location:</b> Limassol - Agios Athanasios Region: Limassol Coordinates: <b>34.710845 / 33.052409</b>

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>€5 114.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<a href="mailto:info@kazo.com.cy">info@kazo.com.cy</a>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
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## Price change history

€193 000 on Dec 10, 2025

€179 000 on Feb 6, 2026







