


## 47m<sup>2</sup> Apartment for Sale in Limassol - Mesa Geitonia

Modern, efficient, and perfectly positioned — this stylish studio apartment on the 2nd floor offers smart urban living in one of the most innovative developments in Limassol. 

With a total covered area of 47sqm, including 40sqm internal covered area, the apartment is thoughtfully designed to maximize space, natural light, and functionality. Ideal for young professionals, students, or investors seeking strong rental potential in a high-demand area.

### Apartment Features

40sqm internal covered area

Open-plan living / sleeping area

Modern kitchen layout

Contemporary bathroom

Wall-mounted A/C unit

High-performance double glazing

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### Property Info

Covered Area	<b>47</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>32834</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Limassol - Mesa Geitonia Region: **Limassol**  
**Coordinates: 34.69939 / 33.04564**

## Price: €215 000 + VAT

VAT for this property is **€10,750** or **€40,850**. 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>€4 574.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€195 000 on Feb 16, 2026

€215 000 on Feb 19, 2026



