

## 2 Bedroom Apartment for Sale in Pyrgos Lemesou Tourist Area, Limassol District

A premium residential development located in the heart of Limassol's most sought-after suburb, Amathusia. This stylish 2-bedroom apartment offers contemporary Mediterranean architecture with wide glazed frontages, allowing abundant natural light and panoramic views of the surrounding area. The cleverly designed open-plan layout maximizes space, offering the flexibility to personalize the interior to your tastes.



Enjoy a total covered area of 138 sqm, including a 97 sqm interior, a 15 sqm staff room, and a 26 sqm covered veranda for outdoor living. This apartment also benefits from Grade A energy efficiency, ensuring comfort while keeping energy costs low.

Key Features &...

### Property Info

Covered Area	<b>138</b>
Covered Veranda	<b>26</b>
Total Number of Floors	<b>6</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>A-101844</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Guest WC

### Location

**Location:** Pyrgos Lemesou Tourist Area  
**Coordinates:** **34.716096776755 / 33.171755826494**

Region: **Limassol**

## Price: €2 400 000 + VAT

VAT for this property is **€120,000** or **€456,000**. 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>€17 391.00/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

€2 400 000 on Sep 4, 2023







