

## 2 Bedroom Apartment for Sale in Limassol

A 3-storey apartment block of six 2-bedroom apartments with modern design and spacious verandas, located in the heart of the historic center of the old city of Limassol, just around the corner from the famous pedestrian shopping street Anexartisias, Cyprus University of Technology, the nightlife of Saripolou, as well as the prestigious Limassol Marina and the Mediterranean Sea. Due to its central location and close proximity to the university, this complex is an ideal investment for those who decide to invest in short-term or long-term rental housing. The ideal location guarantees the investor a stable income. It's also closely located to the city center, where you can reach the pulsatin... ✖

### Property Info

|                        |                             |
|------------------------|-----------------------------|
| Covered Area           | <b>75</b>                   |
| Covered Veranda        | <b>20</b>                   |
| Total Number of Floors | <b>3</b>                    |
| Furnishing             | <b>Unfurnished</b>          |
| Heating                | <b>Central Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>       |

### Plot / Area Info

Parking

**Covered, Yes**

### Amenities

- Balcony

### Location

**Location:** Limassol

Region: **Limassol**

Coordinates: **34.6786322 / 33.0413055**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>A-114826</b>  |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

## Price: €459 840 + VAT

VAT for this property is **€22,992** or **€87,370**. 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>€6 131.00/m<sup>2</sup></b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€445 470 on Sep 4, 2023  
€387 990 on Jan 5, 2024  
€383 200 on Apr 24, 2024  
€397 570 on Sep 13, 2024  
€459 840 on Nov 18, 2025

