

## 2 Bedroom Apartment for Sale in Limassol District

- 2 bedrooms
- 2 W/C
- Internal Area 85m<sup>2</sup>
- Covered Veranda 34.5m<sup>2</sup>
- Covered Parking
- Communal Swimming Pool
- Communal Gym
- Close to the beach
- Energy Efficiency "A"



### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>85</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>4647</b>      |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |
| View             | <b>City view</b> |

### Amenities

- Gym

### Location

Region: **Limassol**  
 Coordinates: **34.7227518 / 33.0845277**

## Price: €1 000 000 + VAT

VAT for this property is **€50,000** or **€190,000**. 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>€11 765.00/m<sup>2</sup></b> |                 |             |

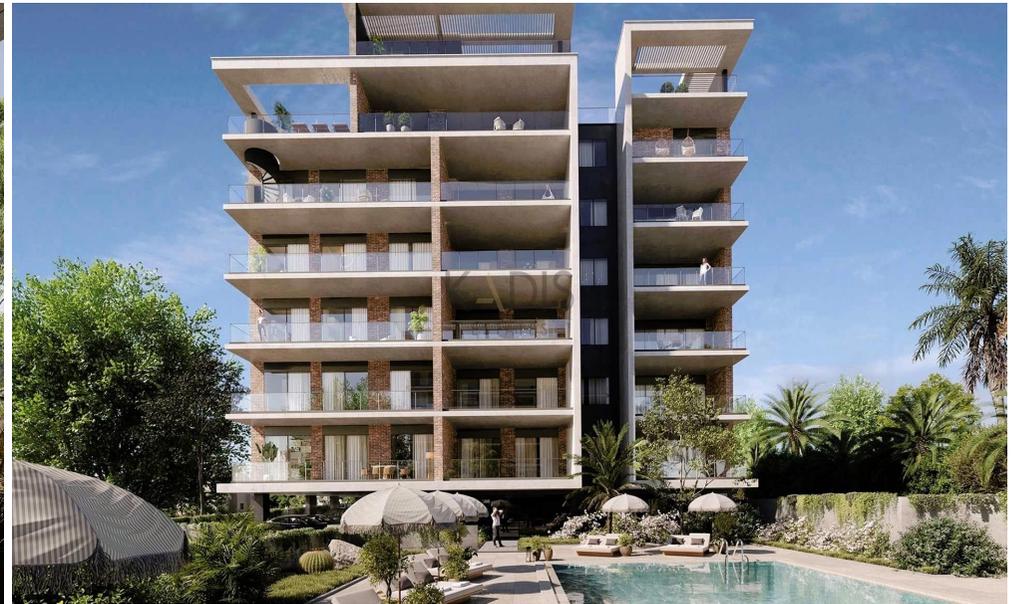
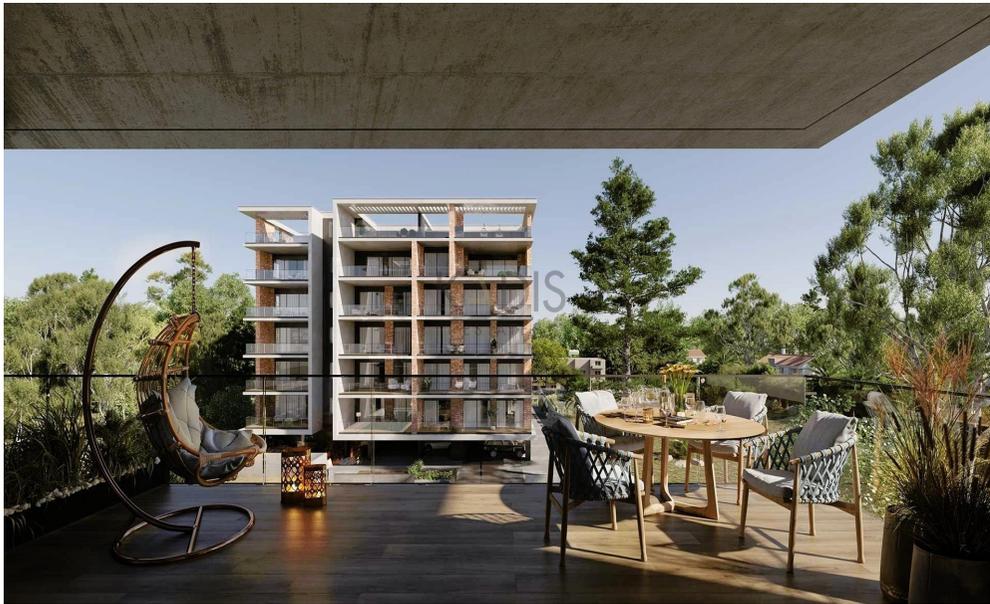
## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€830 000 on Apr 11, 2024

€1 000 000 on Jun 13, 2024





### 3rd Floor

| Unit N° | Total Area, m <sup>2</sup> |
|---------|----------------------------|
| 301     | 218.61                     |
| 302     | 140.12                     |
| 303     | 140.12                     |
| 304     | 124.37                     |
| 305     | 80.99                      |



### 4th Floor

| Unit N° | Total Area, m <sup>2</sup> |
|---------|----------------------------|
| 401     | 219.31                     |
| 402     | 140.64                     |
| 403     | 140.12                     |
| 404     | 125.51                     |
| 405     | 83.00                      |



### 5th Floor

| Unit N° | Total Area, m <sup>2</sup> |
|---------|----------------------------|
| 501     | 285.68                     |
| 502     | 391.21                     |
| 503     | 443.33                     |



### 6th Floor

| Unit N° | Total Area, m <sup>2</sup> |
|---------|----------------------------|
| 501     | 285.68                     |
| 502     | 391.21                     |
| 503     | 443.33                     |

