

## 2 Bedroom Apartment for Sale in Limassol

Amazing 2-bedroom apartment in a new and contemporary Sungardo Residence, located in a high proximity to the sea (150 m) The building is located in quiet residential area of Limassol, without city noise in a very heart of the tourist areaA short drive to all the necessary amenities and services. Minutes away from the blue flag Akti Olympion beach

It consists of an open plan of living/dining/ kitchen, exit to the spacious covered veranda with planters, a bathroom, two bedrooms (master bedroom en-suite)

The apartment has 83.4 sqm internal covered area, 24.6 sqm of covered veranda and 8.5 sqm private planter

It has a covered parking space and a storage room on the ground...

| <b>Property Info</b>   |                                | <b>Plot / Area Info</b> |                     | <b>Additional info</b> |                           |
|------------------------|--------------------------------|-------------------------|---------------------|------------------------|---------------------------|
| Covered Area           | <b>118.4</b>                   |                         |                     |                        |                           |
| Covered Veranda        | <b>24.6</b>                    |                         |                     | Property type          | <b>Apartment</b>          |
| Floor Number           | <b>2</b>                       | Pool                    | <b>No</b>           | Condition              | <b>Under Construction</b> |
| Total Number of Floors | <b>4</b>                       | Parking                 | <b>Covered, Yes</b> | Construction Year      | <b>2025</b>               |
| Furnishing             | <b>Unfurnished</b>             |                         |                     | Bathrooms              | <b>2</b>                  |
| Energy Efficiency      | <b>A</b>                       |                         |                     | View                   | <b>City view</b>          |
| Heating                | <b>Underfloor Heating, Yes</b> |                         |                     |                        |                           |

| <b>Amenities</b>  | <b>Location</b>   |                         |
|---|---|-------------------------|
| <ul style="list-style-type: none"><li>• Air Conditioning</li><li>• Balcony</li><li>• BBQ zone</li><li>• Elevator</li><li>• Garden</li><li>• Parking</li><li>• Roof Garden</li></ul> | <b>Location:</b> Limassol<br><b>Coordinates:</b> <b>34.68854 / 33.06494</b> | Region: <b>Limassol</b> |

## Price: €560 000 + VAT

VAT for this property is **€28,000** or **€106,400**. 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> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€4 746.00/m<sup>2</sup></b> |                 |             |

## Representative: Develta Group

|                            |            |            |                        |
|----------------------------|------------|------------|------------------------|
| Registration number        | <b>N/A</b> | Email      | <b>info@develta.cy</b> |
| License number             | <b>N/A</b> | Legal name | <b>N/A</b>             |
| Phone: <b>+35794098889</b> |            |            |                        |

## Price change history

€625 000 on Apr 25, 2024

€560 000 on Mar 18, 2025

