

## 2 Bedroom Apartment for Sale in Limassol - Marina

- 2 bedrooms
- 2 W/C
- Covered Area 85.50m<sup>2</sup>
- Covered Verandas 29m<sup>2</sup>
- Communal Indoor & Outdoor Pool
- Underground Parking
- Gym & Spa Area
- Bistro
- Children's Playground
- 24h Reception
- Landscaped Gardens
- 330 meters from Limassol downtown and the Marina



| Property Info |           | Plot / Area Info |                     | Additional info  |                  |
|---------------|-----------|------------------|---------------------|------------------|------------------|
| Covered Area  | <b>86</b> | Pool             | <b>Yes</b>          | Reference Number | <b>5119</b>      |
|               |           | Parking          | <b>Covered, Yes</b> | Property type    | <b>Apartment</b> |
|               |           |                  |                     | Condition        | <b>Brand New</b> |
|               |           |                  |                     | Bathrooms        | <b>2</b>         |
|               |           |                  |                     | View             | <b>Sea view</b>  |

| Amenities | Location  | Region          |
|-----------|---|-----------------|
| • Gym     | <b>Location:</b> Limassol - Marina<br>Coordinates: <b>34.6716746 / 33.0387604</b> | <b>Limassol</b> |

## Price: €1 495 000 + VAT

VAT for this property is **€74,750** or **€284,050**. 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>€17 384.00/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

€1 420 000 on Apr 27, 2024

€1 390 000 on Oct 25, 2024

€1 495 000 on Apr 26, 2025

