

## 2 Bedroom Apartment for Sale in Limassol District

For sale: A modern, key ready apartment with a total internal space of 106 m<sup>2</sup>, located on the second floor of a three-story building. This apartment offers two comfortable bedrooms and one stylish bathroom, making it ideal for small families or couples looking for a fresh new home. Built in 2025, the property is energy efficient, rated with an A, ensuring lower electricity bills and a smaller environmental footprint. ☒

Situated in the sought-after Pyrgos Tourist Area, this home enjoys a welcoming neighborhood atmosphere paired with easy access to leisure and amenities. The area is known for its charming blend of tranquility and convenience, offering picturesque streets, local shops,...

| Property Info    |                             | Plot / Area Info |                     | Additional info  |                  |
|------------------|-----------------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>106</b>                  | Pool             | <b>Yes</b>          | Reference Number | <b>21234</b>     |
| Heating          | <b>Central Heating, Yes</b> | Parking          | <b>Covered, Yes</b> | Property type    | <b>Apartment</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |                  |                     | Condition        | <b>Brand New</b> |
|                  |                             |                  |                     | Bathrooms        | <b>1</b>         |

| Amilities  | Location   |
|------------|--|
| • Guest WC | Region: <b>Limassol</b><br>Coordinates: <b>34.714150819333 / 33.172975630957</b> |

## Price: €650 000 + VAT

VAT for this property is **€32,500** or **€123,500**. 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<br>Price per SQM | <b>None</b><br><b>€6 132.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kazo Real Estate

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>694</b>   | Email      | <a href="mailto:info@kazo.com.cy">info@kazo.com.cy</a> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>   |
| Phone: <b>+35770003020, +35725346402</b> |              |            |  |

## Price change history

€630 000 on Jul 1, 2024

€650 000 on Dec 8, 2024

