

## 2 Bedroom Apartment for Sale in Kato Polemidia, Limassol District

Reference ID: #SA34812  
Price details: €250,000 +VAT  
The project is located in the area of Kato Polemidia. It is a luxurious modern residential project  and it is a perfect opportunity for residence or investment since it is located at a walking distance from a shopping centre which includes Starbucks coffee, Alpha Mega Supermarket, IKEA and Jumbo store. It is also a 5 minutes drive from the new planned residential buildings of Cyprus University of Technology (TEPAK- VEREGGARIA) and a 10 minutes drive from My Mall Limassol and Casino. Being just a 10 minute drive from the Limassol city center it has the advantage of being close to many amenities. Finally it is very close to the highway netwo...

| Property Info     |                    | Plot / Area Info                                      |                     | Additional info         |                           |
|-------------------|--------------------|---|---------------------|-------------------------|---------------------------|
| Covered Area      | <b>101</b>         |   |                     | Reference Number        | <b>SA34812</b>            |
| Covered Veranda   | <b>26</b>          |   |                     | Property type           | <b>Apartment</b>          |
| Floor Number      | <b>1</b>           |   |                     | Condition               | <b>Under Construction</b> |
| Furnishing        | <b>Unfurnished</b> | Parking   | <b>Covered, Yes</b> | Construction Year       | <b>2026</b>               |
| Energy Efficiency | <b>N/A</b>         |   |                     | Bathrooms               | <b>2</b>                  |
| Air Conditioning  | <b>No</b>          |   |                     |                         |                           |
| Amenities         |                    | Location  |                     |                         |                           |
| • Storage room    |                    | <b>Location:</b> Kato Polemidia                       |                     | <b>Region:</b> Limassol |                           |
|                   |                    | Coordinates: <b>34.684526512445 / 32.997974121006</b> |                     |                         |                           |

## Price: €250 000 + VAT

VAT for this property is **€12,500** or **€47,500**. 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 | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 475.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                            |              |            |                                |
|----------------------------|--------------|------------|--------------------------------|
| Registration number        | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number             | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: <b>+35777000111</b> |              |            |                                |

## Price change history

€250 000 on Aug 6, 2024





