

## 2 Bedroom Apartment for Sale in Limassol - Kapsalos

Discover your future home in this modern apartment that offers a perfect blend of comfort and convenience. Spanning 80 square meters, this stylish property features two well-appointed bedrooms and a contemporary bathroom, making it ideal for couples or small families.

Located on the first floor of a three-story building, accessibility is easy with a reliable elevator. Enjoy beautiful city views from your living space, providing a vibrant backdrop to your daily life. With energy efficiency rated A, you can feel good about reducing your carbon footprint while saving on utility bills.

The apartment is situated close to the highway, ensuring quick and easy access to surrounding...

| <b>Property Info</b> |                             | <b>Plot / Area Info</b>                               |                     | <b>Additional info</b>  |                  |
|----------------------|-----------------------------|---|---------------------|-------------------------|------------------|
| Covered Area         | <b>80</b>                   |   |                     | Reference Number        | <b>24407</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> |
| <b>Amenities</b>     |                             | <b>Location</b>                                       |                     | <b>Bathrooms</b>        |                  |
| • Balcony            |                             | <b>Location:</b> Limassol - Kapsalos                  |                     | <b>Region:</b> Limassol |                  |
|                      |                             | Coordinates: <b>34.695956300685 / 33.026256847753</b> |                     |                         |                  |

## Price: €390 000 + VAT

VAT for this property is **€19,500** or **€74,100**. 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>€4 875.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kazo Real Estate

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

## Price change history

€390 000 on Nov 14, 2024







**1st  
floor**

| Floor    | units      | bedrooms | bathrooms | total               | covered internal | covered verandas | uncovered verandas | communal area      | parking              | storage           | price           |
|----------|------------|----------|-----------|---------------------|------------------|------------------|--------------------|--------------------|----------------------|-------------------|-----------------|
| <b>1</b> | <b>101</b> | 1        | 1         | 86.5m <sup>2</sup>  | 50m <sup>2</sup> | 10m <sup>2</sup> | -                  | 12m <sup>2</sup>   | 11m <sup>2</sup> (1) | 3.5m <sup>2</sup> | <b>SOLD</b>     |
| <b>1</b> | <b>102</b> | 2        | 1 & W.C   | 133m <sup>2</sup>   | 80m <sup>2</sup> | 19m <sup>2</sup> | -                  | 19.5m <sup>2</sup> | 11m <sup>2</sup> (1) | 3.5m <sup>2</sup> | € 390.000 + VAT |
| <b>1</b> | <b>103</b> | 2        | 2         | 138.5m <sup>2</sup> | 80m <sup>2</sup> | 23m <sup>2</sup> | -                  | 19.5m <sup>2</sup> | 11m <sup>2</sup> (1) | 3m <sup>2</sup>   | € 390.000 + VAT |