

## 2 Bedroom Apartment for Sale in Limassol District

We are delighted to offer for sale this modern top-floor two-bedroom apartment in the area of Katholiki city center of Limassol. X

The property offers an enclosed area of 90 square meters, plus an additional two covered balcony areas of 15 square meters covered. The bedrooms come with air-conditioning units and spacious windows. As an addition, the apartment comes with all the electrical appliances, a solar system, a water heater with electricity, a water filter, a storage room on the ground floor, and a covered parking space.

It was constructed following European Standards and seismic regulation. Modern design, thermally isolated roof. Marble tiled flooring in the living room...

| Property Info    |                       | Plot / Area Info |                     | Additional info  |                  |
|------------------|-----------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>90</b>             | Plot area        | <b>109</b>          | Reference Number | <b>SR21083</b>   |
| Air Conditioning | <b>All rooms, Yes</b> | Parking          | <b>Covered, Yes</b> | Property type    | <b>Apartment</b> |
|                  |                       |                  |                     | Condition        | <b>Pre-Owned</b> |
|                  |                       |                  |                     | View             | <b>Sea view</b>  |

| Amenities | Location  |
|-----------|---|
|           | Region: <b>Limassol</b>                               |
|           | Coordinates: <b>34.685157656432 / 33.036071887348</b> |

## Price: €260 000 + VAT

VAT for this property is **€13,000** or **€49,400**. 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<br>Price per SQM | <b>~€7 000.00</b><br><b>€2 889.00/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

€290 000 on Dec 4, 2024

€260 000 on Oct 23, 2025



