

## 2 Bedroom Apartment for Sale in Limassol District

- 2 bedrooms
- 3 W/C
- Internal Area 114m<sup>2</sup>
- Covered Verandas 26m<sup>2</sup>
- Uncovered Verandas 26m<sup>2</sup>
- Covered Parking
- Energy Efficiency "A"
- 3km from Marina
- Walking distance from the beach



### Property Info

Covered Area **114**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **9269**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **3**  
 View **Sea view**

### Amenities

- Guest WC

### Location

Region: **Limassol**  
 Coordinates: **34.68975551747 / 33.045847545242**

## Price: €790 000 + VAT

VAT for this property is **€39,500** or **€150,100**. 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 | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 930.00/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

€790 000 on Dec 14, 2024



1st FLOOR

BLOCK 2



FLAT 104 | 2 BEDROOMS SIMPLEX

|                    |                      |
|--------------------|----------------------|
| Internal areas     | 110.00m <sup>2</sup> |
| Covered verandas   | 26.00m <sup>2</sup>  |
| Uncovered verandas | ---                  |
| Total              | 136.00m <sup>2</sup> |



FLAT 103 | 2 BEDROOMS SIMPLEX

|                    |                      |
|--------------------|----------------------|
| Internal areas     | 114.00m <sup>2</sup> |
| Covered verandas   | 26.00m <sup>2</sup>  |
| Uncovered verandas | 26.00m <sup>2</sup>  |
| Total              | 166.00m <sup>2</sup> |



FLAT 102 | 2 BEDROOMS SIMPLEX

|                    |                      |
|--------------------|----------------------|
| Internal areas     | 114.00m <sup>2</sup> |
| Covered verandas   | 26.00m <sup>2</sup>  |
| Uncovered verandas | 26.00m <sup>2</sup>  |
| Total              | 166.00m <sup>2</sup> |

1st FLOOR

BLOCK 1

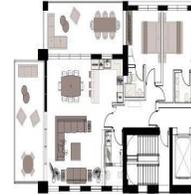
SOLD

FLAT 101 | 2 BEDROOMS SIMPLEX

|                    |                      |
|--------------------|----------------------|
| Internal areas     | 110.00m <sup>2</sup> |
| Covered verandas   | 26.00m <sup>2</sup>  |
| Uncovered verandas | ---                  |
| Total              | 136.00m <sup>2</sup> |

2nd FLOOR

BLOCK 2



FLAT 204 | 2 BEDROOMS SIMPLEX

|                    |                      |
|--------------------|----------------------|
| Internal areas     | 110.00m <sup>2</sup> |
| Covered verandas   | 47.00m <sup>2</sup>  |
| Uncovered verandas | ---                  |
| Total              | 157.00m <sup>2</sup> |

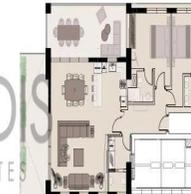
2nd FLOOR

BLOCK 1

SOLD

FLAT 203 | 2 BEDROOMS SIMPLEX

|                    |                      |
|--------------------|----------------------|
| Internal areas     | 114.00m <sup>2</sup> |
| Covered verandas   | 26.00m <sup>2</sup>  |
| Uncovered verandas | ---                  |
| Total              | 140.00m <sup>2</sup> |



FLAT 202 | 2 BEDROOMS SIMPLEX

|                    |                      |
|--------------------|----------------------|
| Internal areas     | 114.00m <sup>2</sup> |
| Covered verandas   | 26.00m <sup>2</sup>  |
| Uncovered verandas | ---                  |
| Total              | 140.00m <sup>2</sup> |



FLAT 201 | 2 BEDROOMS SIMPLEX

|                    |                      |
|--------------------|----------------------|
| Internal areas     | 110.00m <sup>2</sup> |
| Covered verandas   | 47.00m <sup>2</sup>  |
| Uncovered verandas | ---                  |
| Total              | 157.00m <sup>2</sup> |

3rd FLOOR

BLOCK 2



FLAT 304 | 2 BEDROOMS SIMPLEX

|                    |                      |
|--------------------|----------------------|
| Internal areas     | 110.00m <sup>2</sup> |
| Covered verandas   | 47.00m <sup>2</sup>  |
| Uncovered verandas | ---                  |
| Total              | 157.00m <sup>2</sup> |



FLAT 303 | 3 BEDROOMS DUPLEX LEVEL 1

|                    |                      |
|--------------------|----------------------|
| Internal areas     | 166.00m <sup>2</sup> |
| Covered verandas   | ---                  |
| Uncovered verandas | 78.00m <sup>2</sup>  |
| Total              | 244.00m <sup>2</sup> |

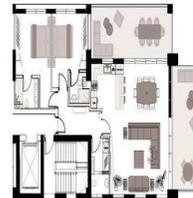


FLAT 302 | 2 BEDROOMS DUPLEX LEVEL 1

|                    |                      |
|--------------------|----------------------|
| Internal areas     | 166.00m <sup>2</sup> |
| Covered verandas   | ---                  |
| Uncovered verandas | 78.00m <sup>2</sup>  |
| Total              | 244.00m <sup>2</sup> |

3rd FLOOR

BLOCK 1



FLAT 301 | 2 BEDROOMS SIMPLEX

|                    |                      |
|--------------------|----------------------|
| Internal areas     | 110.00m <sup>2</sup> |
| Covered verandas   | 47.00m <sup>2</sup>  |
| Uncovered verandas | ---                  |
| Total              | 157.00m <sup>2</sup> |

4th FLOOR

BLOCK 2

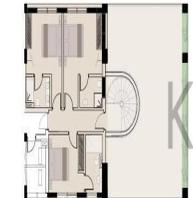


FLAT 402 | 2 BEDROOMS SIMPLEX

|                    |                      |
|--------------------|----------------------|
| Internal areas     | 110.00m <sup>2</sup> |
| Covered verandas   | 47.00m <sup>2</sup>  |
| Uncovered verandas | ---                  |
| Total              | 157m <sup>2</sup>    |

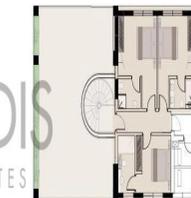
4th FLOOR

BLOCK 1



FLAT 303 | 3 BEDROOMS DUPLEX LEVEL 2

|                    |                      |
|--------------------|----------------------|
| Internal areas     | 114.00m <sup>2</sup> |
| Covered verandas   | 26.00m <sup>2</sup>  |
| Uncovered verandas | ---                  |
| Total              | 140.00m <sup>2</sup> |



FLAT 302 | 2 BEDROOMS DUPLEX LEVEL 2

|                    |                      |
|--------------------|----------------------|
| Internal areas     | 114.00m <sup>2</sup> |
| Covered verandas   | 26.00m <sup>2</sup>  |
| Uncovered verandas | ---                  |
| Total              | 140.00m <sup>2</sup> |



FLAT 401 | 2 BEDROOMS SIMPLEX

|                    |                      |
|--------------------|----------------------|
| Internal areas     | 110.00m <sup>2</sup> |
| Covered verandas   | 47.00m <sup>2</sup>  |
| Uncovered verandas | ---                  |
| Total              | 157m <sup>2</sup>    |

6th FLOOR

BLOCK 2



FLAT 602  
3 BEDROOMS SIMPLEX

|                  |                      |
|------------------|----------------------|
| Internal areas   | 136.00m <sup>2</sup> |
| Covered verandas | 21.00m <sup>2</sup>  |
| Roof/garden      | 30.00                |
| Total            | 187.00m <sup>2</sup> |

KADIS  
ESTATES

FLAT 601  
3 BEDROOMS SIMPLEX

|                    |                      |
|--------------------|----------------------|
| Internal areas     | 136.00m <sup>2</sup> |
| Covered verandas   | 21.00m <sup>2</sup>  |
| Uncovered verandas | ----                 |
| Total              | 157.00m <sup>2</sup> |

SOLD

6th FLOOR

BLOCK 1