

# 1 Bedroom Apartment for Sale in Limassol - Mesa Geitonia

## FOUNDATION AND FRAME:

Static and anti-seismic study according to the specifications of the Cyprus code.

Reinforced concrete structure for durability and stability.

## MASONRY AND FINISHES:

High-quality perforated bricks (10 cm thickness for inner walls, 25 cm for outer walls).

Facade system with thermal insulation for energy efficiency.

Interior surfaces plastered and painted with three coats of premium-quality paint.

## ROOF:

5 cm polystyrene insulation.

Screed layer and 4 mm bituminous waterproofing membrane for enhanced protection.

## TILES:

Bathroom walls, shower, and toilet covered with ceramic tiles (value: €40/sq...

### Property Info

|                 |           |
|-----------------|-----------|
| Covered Area    | <b>63</b> |
| Covered Veranda | <b>13</b> |
| Floor Number    | <b>2</b>  |

### Plot / Area Info

|         |            |
|---------|------------|
| Parking | <b>Yes</b> |
|---------|------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>235568</b>    |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

### Location

**Location:** Limassol - Mesa Geitonia Region: **Limassol**



## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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>~€6 400.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 889.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                   |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€245 000 on Mar 3, 2025











