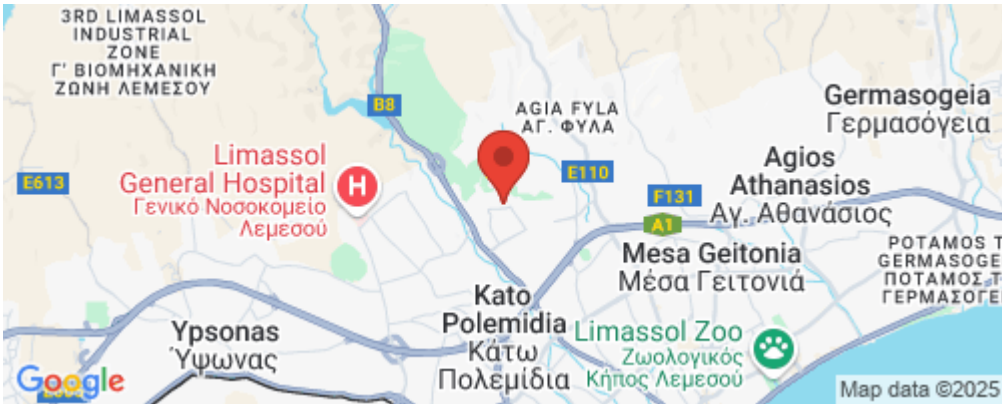


2 Bedroom Apartment for Sale in Limassol - Ekali

For sale is a stunning apartment currently under construction in the desirable area of Ekali. This modern living space offers 78 square meters of internal area, featuring 2 spacious bedrooms and 1 bathroom. Located on the first floor of a well-designed 3-story building, this apartment is accessible via an elevator, ensuring convenience for all residents.



Ekali is known for its peaceful environment, leafy streets, and proximity to various amenities. Residents can enjoy easy access to shops, cafes, and recreational areas, making it a perfect choice for families and professionals alike. The area is also conveniently located near the highway, providing quick connections to surrounding ...

Property Info		Plot / Area Info		Additional info	
Covered Area	78	Parking	Covered, Yes	Reference Number	1622
Air Conditioning	All rooms, Yes			Property type	Apartment
				Condition	Brand New
				Bathrooms	1
Amenities		Location			
• Balcony	Location: Limassol - Ekali		Region: Limassol		
	Coordinates: 34.70808876 / 33.00889662				

**Price: €295 000 + VAT**

VAT for this property is **€14,750** or **€56,050**. 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>€3 782.00/m<sup>2</sup></b>		

**Representative: PropertyFate**

Registration number	<b>1177</b>	Email	<b>info@propertyfate.com</b>
License number	<b>584/E</b>	Legal name	<b>N/A</b>
Phone: +35799874080			

**Price change history**

€295 000 on Mar 11, 2025







FLOOR	FLAT	BEDROOMS	INTERIOR SPACE	VERANDA	PRICE
1ος	101	2	79 sqm	17 sqm	€300,000 + VAT
1ος	102	2	80 sqm	17 sqm	€300,000 + VAT
1ος	103	1	50 sqm	13 sqm	€195,000 + VAT
1ος	104	2	78 sqm	17 sqm	€295,000 + VAT
2ος	201	2	79 sqm	17 sqm	€305,000 + VAT
2ος	202	2	80 sqm	17 sqm	€305,000 + VAT
2ος	203	1	50 sqm	13 sqm	€200,000+VAT
2ος	204	2	78 sqm	17 sqm	€300,000+VAT
3ος	301	2	79 sqm	17 sqm, 77 sqm roof garden , 32.5 covered	€390,000+VAT
3ος	302	2	80 sqm	17 sqm, 77 sqm roof garden , 32.5 covered	€395,000+VAT
3ος	303	1	50 sqm	17 sqm	€205,000+VAT
3ος	304	2	78 sqm	13 sqm	€305,000+VAT

## Specifications of Construction

### IRON-CONCRETE

European specifications.  
For all construction concrete C-30  
Skeleton based on the new seismic regulations in force in Cyprus

### MASONRY

Exterior brick walls 25cm thick and interior walls 10cm (exterior will be facade)

### COATING / PAINT

Interior walls: Two coats of plaster (souva), a spatula and three coats of enamel paint.  
Exterior walls/Columns: three coats of, souva, grafiato  
Ceilings: Three coats of spatula and three coats of enamel paint.

### FLOORS

Living / Dining Room :Ceramics/Parquet (laminated) with a purchase value of €25 per sq.m.  
Kitchen / Hallways : Ceramics/Parquet laminated) with a purchase value of €25 per sq.m.  
Bathrooms /Toilets: Ceramics tiles with a purchase value of €25 per sq.m.  
Bedrooms : Ceramics/Parquet (laminated) with a purchase value of €25 per sq.m.  
Terraces : Ceramics with a purchase value of €25 per sq.m.

### ALUMINUM

All frames will be made of aluminum of the series THERMAL MU2075/MU2114.  
Exterior doors to terraces and windows will be double glazed, for better thermal and sound insulation.  
The windows of the toilets that will be made of translucent glass are excluded.  
A garbage dump will be constructed as shown in the drawings, with doors made of aluminum sheets.

### JOINERY

Interior doors of european specifications  
Bedroom cabinets of european specifications  
Kitchen of european specifications (marble worth €100 per sq.m. from Evpalia Group

### ELECTRICAL INSTALLATION

The electrical installation will be in accordance with the provisions of E.A.C. In all areas there are several sockets as well as provisions for telephone and TV antenna.  
A central TV antenna and a central signal distributor will also be installed, as well as a central intercom system.

### HYDRAULIC SETUP

The Pipe in Pipe system will be used.  
A water heater worth €1400 will be installed on the roof.

### SANITARY WARE

High quality sanitary ware will be installed.  
Also everything necessary for the operation of the premises (mixer, mirrors, towel and paper hangers). for 2 bedroom apt. worth €2000

### AIR CONDITIONING

Provisions in each room for A/C  
Provisions and piping will be made in each apartment for the installation of storage heaters

