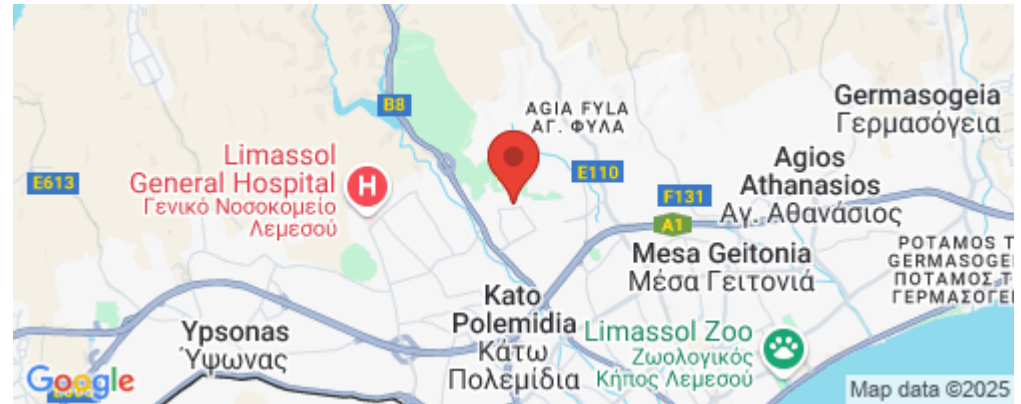


## 2 Bedroom Apartment for Sale in Limassol - Ekali

For sale is a stunning penthouse apartment currently under construction, offering a modern lifestyle in the desirable area of Ekali. This spacious property boasts an internal area of 79 m<sup>2</sup>, featuring 2 bedrooms and 1 bathroom, perfect for small families or professionals. Enjoy the convenience of an elevator that goes directly to your penthouse.



Ekali is known for its serene environment and beautiful landscapes. The area is characterized by tranquil surroundings and easy access to local amenities, making it ideal for those who appreciate both peace and accessibility. You'll find shops, restaurants, and recreational facilities just a short distance away. Furthermore, the proxim...

### Property Info

Covered Area  
Air Conditioning

**79**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**1629**  
**Apartment**  
**Brand New**  
**1**

### Amenities

- Balcony

### Location

**Location:** Limassol - Ekali  
**Coordinates:** **34.70808876 / 33.00889662**

Region: **Limassol**

## 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 937.00/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: <b>+35799874080</b>			

## Price change history

€390 000 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/MU214. REAL ESTATE EXPERT  
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

