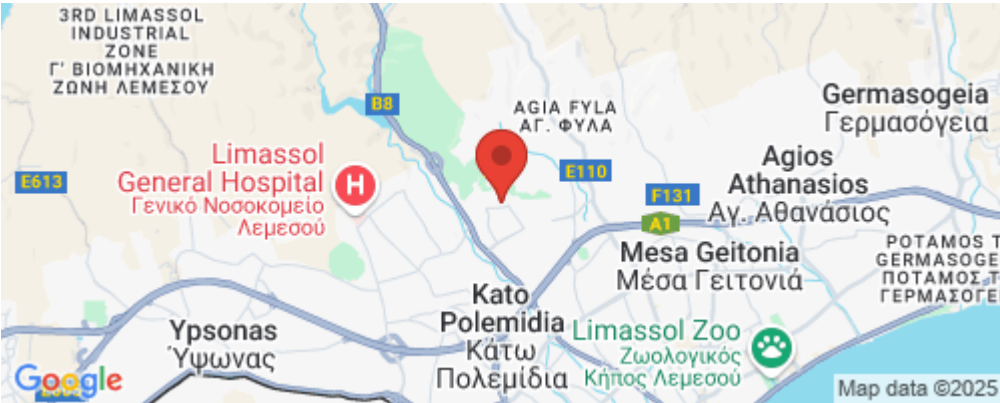


2 Bedroom Apartment for Sale in Limassol - Ekali

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 m2, 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		Plot / Area Info		Additional info	
Covered Area	79	Parking	Covered, Yes	Reference Number	1629
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: €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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€4 937.00/m²		

Representative: PropertyFate

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

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/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

