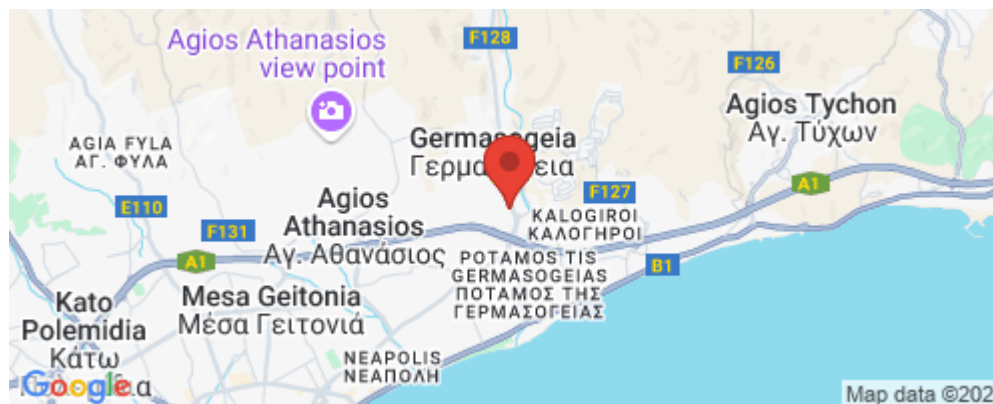


## 2 Bedroom Apartment for Sale in Limassol District

- 2 bedrooms
- 2 W/C
- Internal Area 90m<sup>2</sup>
- Covered Verandas 15m<sup>2</sup>
- A/C
- Communal Swimming Pool
- Secure Gated Community
- Club House
- Outdoor Playground & Sports Facilities
- Dog Park
- Residents' Lounge & Co-working
- Gym
- Photovoltaic Panels



### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>90</b>                   |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Yes</b>          |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>10857</b>     |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Gym

### Location

Region: **Limassol**  
Coordinates: **34.712155653374 / 33.086340602826**

## Price: €479 000 + VAT

VAT for this property is **€23,950** or **€91,010**. 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>€5 322.00/m²</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: +35722344842 |             |            |                          |

## Price change history

€479 000 on Mar 13, 2025









### 2 Bedroom Apartment

|  |                       |
|--|-----------------------|
| Additional garden area (ground floor only)   | 61-133m <sup>2</sup>  |
| Additional roof garden area (top floor only) | 57-58m <sup>2</sup>   |
| Internal area                                | 81-91m <sup>2</sup>   |
| External covered areas                       | 8-20m <sup>2</sup>    |
| External uncovered areas                     | 3-7m <sup>2</sup>     |
| Other Areas                                  | 9-20m <sup>2</sup>    |
| Total Covered Area                           | 108-149m <sup>2</sup> |
| Total Areas                                  | 108-261m <sup>2</sup> |
| Bedrooms                                     | 2                     |
| Bathrooms                                    | 2                     |
| Storage room                                 | 1                     |

### 1 Bedroom Apartment

|  |                      |
|--|----------------------|
| Additional garden area (ground floor only) | 31-124m <sup>2</sup> |
| Internal area                              | 53-54m <sup>2</sup>  |
| External covered areas                     | 8-14m <sup>2</sup>   |
| Other Areas                                | 6-11m <sup>2</sup>   |
| Total Covered Area                         | 68-78m <sup>2</sup>  |
| Total Areas                                | 68-202m <sup>2</sup> |
| Bedrooms                                   | 1                    |
| Bathrooms                                  | 1                    |
| Storage room                               | 1                    |

#### TYPE A: BLOCK A, BLOCK B

|                  |              |
|------------------|--------------|
| Living / Kitchen | 3.88 x 8.50m |
| Bedroom 1        | 3.10 x 3.60m |
| Bedroom 2        | 3.05 x 3.60m |

#### TYPE B: BLOCK C

|                  |              |
|------------------|--------------|
| Living / Kitchen | 3.85 x 7.70m |
| Bedroom 1        | 3.05 x 3.80m |
| Bedroom 2        | 3.05 x 3.80m |

#### TYPE A: BLOCK A, BLOCK B

|                  |              |
|------------------|--------------|
| Living / Kitchen | 3.85 x 6.80m |
| Bedroom 1        | 3.05 x 3.60m |

#### TYPE B: BLOCK C

|                  |              |
|------------------|--------------|
| Living / Kitchen | 4.35 x 6.85m |
| Bedroom 1        | 3.05 x 3.80m |