


## 2 Bedroom Apartment for Sale in Limassol District

This esteemed residential building is located in the area of Kato Polemidia and presents a supreme opportunity for both homeowners and investors. 

Strategically positioned within walking distance to a bustling shopping center, with establishments such as Starbucks, Alpha Mega Supermarket, IKEA, and Jumbo, Q Residence ensures unmatched convenience. It is also a 2 minutes drive from the new planned residential buildings of Cyprus University of Technology (TEPAK- VEREGGARIA), a 5 minutes drive from My Mall Limassol and Casino and just a 10 minutes drive from the Limassol city center. Lastly, it has an unparalleled accessibility to the highway network as this leads to the major towns an...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>91</b> |
| Covered Veranda        | <b>15</b> |
| Total Number of Floors | <b>3</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>2200</b>               |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |

### Amenities

- Parking

### Location

Region: **Limassol**  
Coordinates: **34.6937613 / 32.998255**

## Price: €260 000 + VAT

VAT for this property is **€13,000** or **€49,400**. 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>€2 857.00/m²</b> |                 |             |

## Representative: RealDeal Estates

|                                          |              |            |                                                  |
|------------------------------------------|--------------|------------|--------------------------------------------------|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |                                                  |

## Price change history

€248 000 on Apr 8, 2025  
 €260 000 on Jan 23, 2026





