

## 2 Bedroom Apartment for Sale in Limassol - Apostolos Andreas

This is a luxurious boutique residential building. Being situated at the area of Apostolos Andreas, it has great access to the city centre, it is just a five minute drive from the Alpha Mega Supermarket, Jumbo and Starbucks and it is less than a ten minute drive from the new buildings of the Cyprus University of Technology (TEPAK- VEREGGARIA), the Limassol Casino, the Limassol Marina and My Mall.



This beautifully designed project provides its owners a sense of exclusivity and security as it consists of 30 apartments (20 one-bedroom luxury apartments, 10 two-bedroom luxury apartments).

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>119</b> |
| Covered Veranda        | <b>23</b>  |
| Uncovered Veranda      | <b>15</b>  |
| Floor Number           | <b>1</b>   |
| Total Number of Floors | <b>5</b>   |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>3245</b>      |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Parking

### Location

**Location:** Limassol - Apostolos Andreas

Region: **Limassol**

Coordinates: **34.680268596028 / 33.020154386282**

## Price: €285 000 + VAT

VAT for this property is **€14,250** or **€54,150**. 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>~€8 000.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 395.00/m<sup>2</sup></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

€270 000 on Apr 8, 2025  
 €280 000 on Apr 11, 2025  
 €285 000 on Apr 12, 2026





1<sup>ST</sup> FLOOR