

## 2 Bedroom Apartment for Sale in Limassol District

- 2 Bedrooms
- 1 WC
- Internal Area 60m<sup>2</sup>
- Covered Veranda 4m<sup>2</sup>
- Mezzanine 18.50m<sup>2</sup>
- Near Amenities
- Energy Efficiency "A"
- Communal area, Roof Garden 45m<sup>2</sup>



### Property Info

Covered Area **60**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **11545**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**

### Amenities

### Location

Region: **Limassol**  
Coordinates: **34.688673552951 / 33.026603693211**

## Price: €239 000 + VAT

VAT for this property is **€11,950** or **€45,410**. 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>€3 983.00/m<sup>2</sup></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

€259 000 on Apr 23, 2025

€239 000 on Jun 25, 2025



The floor plan illustrates the layout of the 'KIDS ESTATE' with three distinct units and shared common areas. Unit 001A, located on the left, features a sleeping area, kitchen, living room, and bathroom. Unit 001B, in the center, includes a kitchen, living room, and bathroom. Unit 003, on the right, consists of a kitchen, living room, and bathroom. The plan also shows common areas, stairs, and two back yards. Dimensions for each room and unit are provided in square meters (m²).

Unit/Room	Area (m²)
Unit 001A	41.50
Unit 001B	30.10
Unit 003	30.00
001A Living Room	13.37
001A Kitchen	3.36
001A Bathroom	3.62
001A Sleeping Area	3.21
001B Living Room	6.28
001B Kitchen	2.15
001B Bathroom	1.90
003 Living Room	6.28
003 Kitchen	1.85
003 Bathroom	1.73
Back Yard (Left)	3.09
Back Yard (Right)	3.05

1.78

3.15

5.03

Sleeping Area  
18.50 m<sup>2</sup>

3.90

3.36

3.30

2.52

Sleeping Area  
9.60 m<sup>2</sup>

KAD'S  
ESTATES

2.90

3.42

Sleeping Area  
10.00 m<sup>2</sup>

2.96

3.46

Sleeping Area  
10.50 m<sup>2</sup>