

## 2 Bedroom Apartment for Sale in Limassol - Agios Spyridon

Stylish and Energy-Efficient Two-Bedroom Apartment with Premium Finishes

This beautifully designed two-bedroom apartment offers the perfect blend of comfort, modern aesthetics, and high-quality construction. Ideal for both everyday living and long-term investment, the apartment is thoughtfully laid out to provide privacy, functionality, and a sense of space.

Built to A+ energy efficiency standards, it features double-layer low-e glass aluminum windows and doors, ensuring excellent insulation and natural light throughout the day. The 33cm wall thickness provides enhanced sound and thermal insulation, creating a peaceful and energy-saving environment.

The interior is de...

| Property Info          | Plot / Area Info   |         | Additional info   |                  |
|------------------------|--|---------|-------------------|------------------|
| Covered Area           | <b>83</b>  |         | Reference Number  | <b>237447</b>    |
| Covered Veranda        | <b>15</b>  |         | Property type     | <b>Apartment</b> |
| Floor Number           | <b>2</b>   | Parking | Construction Year | <b>2026</b>      |
| Total Number of Floors | <b>3</b>   |         | Bathrooms         | <b>1</b>         |
| Amenities              | Location   |         |                   |                  |
| • Parking              | <b>Location:</b> Limassol - Agios Spyridon Region: <b>Limassol</b> |         |                   |                  |

## Price: €380 000 + VAT

VAT for this property is **€19,000** or **€72,200**. 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<br>Price per SQM | <b>~€11 800.00</b><br><b>€4 578.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€385 000 on Jun 17, 2025

€375 000 on Oct 29, 2025

€380 000 on Oct 31, 2025

