

### 2 Bedroom Apartment for Sale in Limassol District

This exquisite two-bedroom apartment is part of a boutique development comprising only three contemporary residences, offering privacy, high-end living, and exceptional design in the heart of Limassol's vibrant tourist area—just 110 meters from the beach.



Crafted to the highest standards, the apartment features a fully equipped Italian kitchen with Bosch appliances, custom-made cabinetry, Italian internal doors with magnetic locks, and high-quality flooring: Class A Italian ceramics in the living areas and engineered parquet by Meister (Germany) in the bedrooms.

#### Key Features:

- Energy Efficiency Class A+
- Underfloor heating with heat pump

**&**...

Property Info		Plot / Area Info		Additional info	
Covered Area	107				
Covered Veranda	24				
Uncovered Veranda	5			Reference Number <b>7528</b>	
Floor Number	1	Parking	Covered, Yes	Property type	<b>Apartment</b>
Total Number of Floors	4			Bathrooms	1
Heating	Underfloor Heating, Yes	5			
Air Conditioning	All rooms, Yes				



• Parking

### Location

Region: **Limassol** 

Coordinates: **34.68889238647** / **33.066798453269** 



Price: €635 000 + VAT

VAT for this property is €31,750 or €120,650. 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 Excluded

Title transfer fee ~€22 000.00

Price per SQM €5 935.00/m²

Common expenses None

## **Representative: RealDeal Estates**

Registration number 1311 Email info@realdeal.cy
License number 347/E Legal name Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333** 

# **Price change history**

€635 000 on Jul 9, 2025









