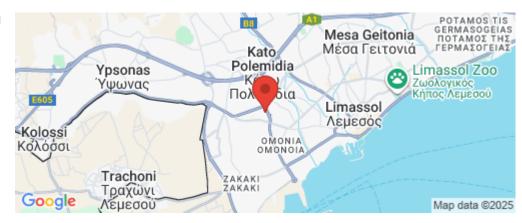


## 2 Bedroom Apartment for Sale in Limassol - Agios Spyridon

This spacious and energy-efficient apartment offers  $80 \, \text{m}^2$  of internal living space, a  $21 \, \text{m}^2$  veranda,  $2 \, \text{m}^2$  storage, and  $15 \, \text{m}^2$  covered parking. Designed with premium European materials, it ensures long-term comfort and sustainability.



## Highlights:

- Austrian 3KW solar system
- German 10 cm ClimaPlus insulation
- Italian waterproofing & Giacomini plumbing
- Quick-Step waterproof parquet (lifetime warranty)
- €55/m² tile & sanitaryware budget
- Whole-house water filtration system
- Custom façade options: HPL, stone, or wood
- 2-year construction warranty

Ideal...

Property Info Plot / Area Info Additional info

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Covered Veranda 21 Reference Number 8101

Floor Number 2 Parking **Covered, Yes** Property type **Apartment** 2

**Total Number of Floors** Bathrooms 3 **Energy Efficiency** 

**Amenities** Location

Region: Limassol **Location:** Limassol - Agios Spyridon • Parking

Α

Coordinates: 34.678146697113 / 33.00974250781



Price: €390 000 + VAT

VAT for this property is €19,500 or €74,100. 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  $\sim$  £12 200.00 Common expenses None Price per SQM  $\in$  3 824.00/m<sup>2</sup>

## **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**

€390 000 on Jul 29, 2025

















