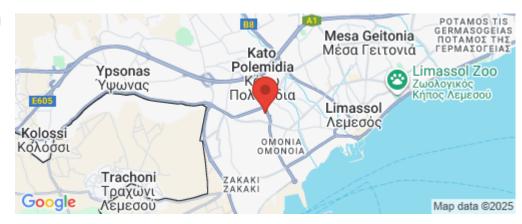


2 Bedroom Apartment for Sale in Limassol - Agios Spyridon

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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ed Area 102

Covered Veranda 21 Reference Number 8102

Floor Number 3 Parking Covered, Yes Property type Apartment
Total Number of Floors 3 Bathrooms 2

Total Number of Floors 3 Bathrooms

Energy Efficiency A

Amenities Location

• Parking

• Parking

• Parking

Coordinates: **34.678146697113** / **33.00974250781**



Price: €400 000 + VAT

VAT for this property is **€20,000** or **€76,000**. 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 £12 600.00 Common expenses None Price per SQM £3 922.00/m²

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

€400 000 on Jul 29, 2025

















