

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

This spacious and energy-efficient apartment offers 80 m<sup>2</sup> of internal living space, a 21 m<sup>2</sup> veranda, 2 m<sup>2</sup> storage, and 15 m<sup>2</sup> 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/m<sup>2</sup> tile & sanitaryware budget
- Whole-house water filtration system
- Custom façade options: HPL, stone, or wood
- 2-year construction warranty

Ideal...

### Property Info

Covered Area	<b>102</b>
Covered Veranda	<b>21</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>8102</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Spyridon      Region: **Limassol**  
**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	<b>Excluded</b>	Title transfer fee	<b>~€12 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 922.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€400 000 on Jul 29, 2025





