

## 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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overed Area 102

Covered Veranda 21 Reference Number 8103

Floor Number 3 Parking Covered, Yes Property type Apartment

Total Number of Floors 3 Bathrooms 2
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 ~€12 600.00

Price per SQM €3 922.00/m²

Common expenses None

## **Representative: RealDeal Estates**

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## **Price change history**

€400 000 on Jul 29, 2025

















