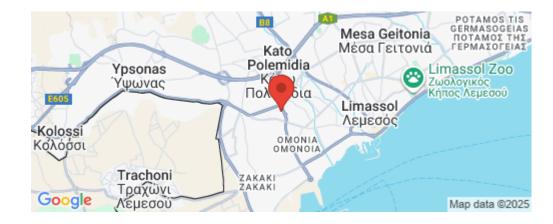


606m² Building for Sale in Limassol - Agios Spyridon

This contemporary building features six energy-efficient 2-bedroom apartments ($118\,\text{m}^2$ each), built with premium European materials and top-tier construction standards.



Key Features:

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

Each...

| Property Info | | Plot / Area In | fo | Additional info | |
|------------------------|-----|----------------|--------------|------------------|----------|
| Covered Area | 606 | | | Dafaranca Number | 0120 |
| Total Number of Floors | 3 | Parking | Covered, Yes | Reference Number | 8128 |
| Energy Efficiency | A | | | Property type | Building |



Location

• Parking

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

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



Price: €2 250 000 + VAT

VAT for this property is €349,530 or €427,500. 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 Exclu | Eveluded | Title transfer fee | ~€86 600.00 | Common ovnences | None |
|------------------|----------|--------------------|--------------------------|-----------------|------|
| | Excluded | Price per SQM | €3 713.00/m ² | 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

€2 250 000 on Jul 29, 2025

















Apartment Specifications:

APARTMENT 101: 2 bedrooms - 118m2 Covered Areas (80 living + 21 Veranda + 2 Storage +15 Par)

APARTMENT 102: 2 bedrooms - 118m2 Covered Areas (80 living + 21 Veranda + 2 Storage +15 Par)

APARTMENT 201: 2 bedrooms - 118m2 Covered Areas (80 living + 21 Veranda + 2 Storage +15 Par)

APARTMENT 202: 2 bedrooms - 118m2 Covered Areas (80 living + 21 Veranda + 2 Storage +15 Par)

APARTMENT 301: 2 bedrooms - 118m2 Covered Areas (80 living + 21 Veranda + 2 Storage +15 Par)

APARTMENT 302: 2 bedrooms - 118m2 Covered Areas (80 living + 21 Veranda + 2 Storage +15 Par)

