

## 606m<sup>2</sup> Building for Sale in Limassol - Agios Spyridon

This contemporary building features six energy-efficient 2-bedroom apartments (118 m<sup>2</sup> 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/m<sup>2</sup> 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 Info		Additional info	
Covered Area	<b>606</b>			Reference Number	<b>8128</b>
Total Number of Floors	<b>3</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Building</b>
Energy Efficiency	<b>A</b>				

Amenities	Location	Region
• Parking	<b>Location:</b> Limassol - Agios Spyridon Coordinates: <b>34.678146697113 / 33.00974250781</b>	<b>Limassol</b>

## 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.

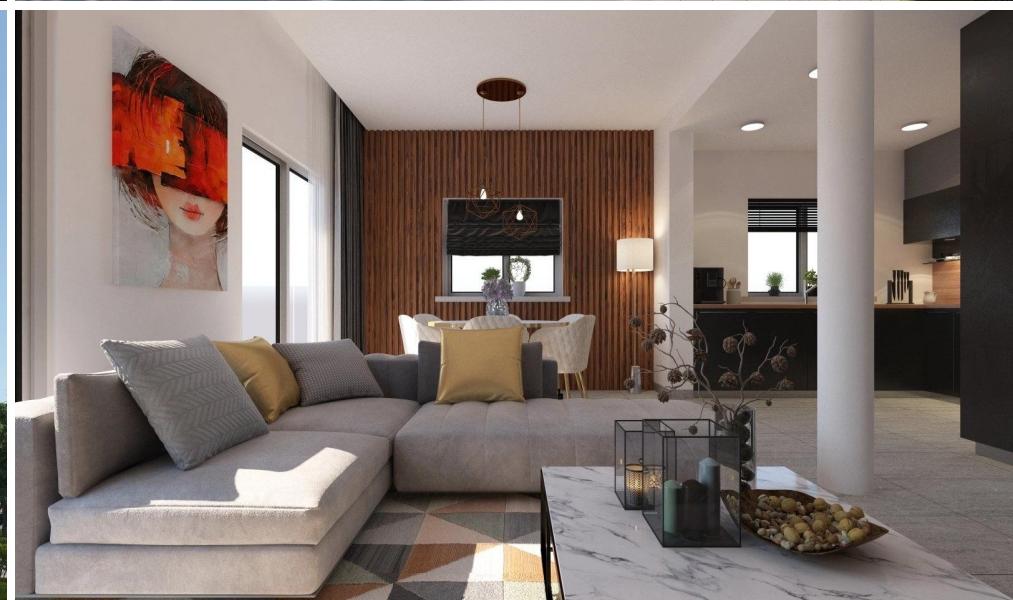
VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€86 600.00</b> <b>€3 713.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

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

€2 250 000 on Jul 29, 2025





## Apartment Specifications:

APARTMENT 101: 2 bedrooms - 118m<sup>2</sup> Covered Areas (80 living + 21 Veranda + 2 Storage +15 Par)

APARTMENT 102: 2 bedrooms - 118m<sup>2</sup> Covered Areas (80 living + 21 Veranda + 2 Storage +15 Par)

APARTMENT 201: 2 bedrooms - 118m<sup>2</sup> Covered Areas (80 living + 21 Veranda + 2 Storage +15 Par)

APARTMENT 202: 2 bedrooms - 118m<sup>2</sup> Covered Areas (80 living + 21 Veranda + 2 Storage +15 Par)

APARTMENT 301: 2 bedrooms - 118m<sup>2</sup> Covered Areas (80 living + 21 Veranda + 2 Storage +15 Par)

APARTMENT 302: 2 bedrooms - 118m<sup>2</sup> Covered Areas (80 living + 21 Veranda + 2 Storage +15 Par)

