


## 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

Covered Area	<b>606</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>8128</b>
Property type	<b>Building</b>

### Amenities

- Parking

### Location

**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	<b>Excluded</b>	Title transfer fee	<b>~€86 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 713.00/m<sup>2</sup></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>
Phone: <b>+35725255505, +35794001333</b>			

## 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)

