

## 2 Bedroom Apartment for Sale in Limassol District

This stylish two-bedroom apartment offers a unique opportunity to live in the heart of Limassol, just steps away from the city’s Medieval Castle, the old harbour, and the superyacht marina. Located in a new boutique development, the residence blends the energy of city life with the calm of coastal living — placing you perfectly between the sea and the city. 

Designed with luxury and convenience in mind, the apartment features high-quality finishes, open-plan living spaces, and modern aesthetics that reflect the vibrancy of Limassol’s urban charm. The layout is both functional and elegant, offering a spacious living area, a fully equipped kitchen, and two comfortable bedrooms i...

### Property Info

Covered Area	<b>110</b>
Covered Veranda	<b>20</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>8458</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

Region: **Limassol**  
 Coordinates: **34.67710557922 / 33.038989314908**

## Price: €490 000 + VAT

VAT for this property is **€24,500** or **€93,100**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 455.00/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>
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## Price change history

€510 000 on Aug 13, 2025

€490 000 on Sep 25, 2025



