

## 2 Bedroom Apartment for Sale in Limassol

Located just steps from the coastline and directly across from Aspire British School, this newly completed 2-bedroom apartment offers a practical layout and contemporary comfort. With a total internal area of 100 m<sup>2</sup> and ceiling height of 3.3 meters, the space provides an enhanced sense of openness and light. The apartment features two bathrooms, underfloor water heating powered by solar panels, and a high-efficiency VRV air conditioning system. It is fully equipped with Bosch home appliances and finished to a high standard. This property is suitable for both personal use and investment. It is currently rented at €2,700 per month, generating an annual income of approximately &eur...



### Property Info

### Plot / Area Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>100</b> |
| Floor Number           | <b>1</b>   |
| Total Number of Floors | <b>1</b>   |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>B254-1</b>    |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

### Location

**Location:** Limassol      Region: **Limassol**  
**Coordinates:** **34.6851 / 33.0442**

## Price: €480 000 + VAT

VAT for this property is **€24,000** or **€91,200**. 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>~€15 800.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 800.00/m²</b> |                 |             |

## Representative: Cyprus Developers Alliance (CDA Group)

|  |            |            |   |
|--|------------|------------|---|
| Registration number                      | <b>N/A</b> | Email      | <b>cyp@cyprus-alliance.com</b>                |
| License number                           | <b>N/A</b> | Legal name | <b>Cyprus Developers Alliance (CDA Group)</b> |
| Phone: <b>+35725355260, +35780004455</b> |            |            |   |

## Price change history

€480 000 on Aug 26, 2025







