


## 2 Bedroom Apartment for Sale in Limassol - Agia Zoni

Price reduced to €249,000 (was €270,000). Well-maintained 2-bed resale apartment in Agia Zoni, Limassol city centre (built 2006): 70sqm + 2 covered balconies (5sqm total), elevator, covered parking, 8sqm storage, €50/mo common expenses, rented €1,250. Clean title deed, no VAT. Book viewing. 

Heart of the city • Strong rental income • Clean title deed • No VAT

A city-centre value opportunity in Agia Zoni. This is a well-maintained resale apartment with clean title deed and no VAT at a newly reduced price—ideal for buyers who want genuine value in central Limassol and investors who prioritise stable long-term rental demand.

We are pleased to present a we...

### Property Info

Covered Area **70**  
 Furnishing **Partially furnished**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **31082**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **1**

### Amenities

- Balcony

### Location

**Location:** Limassol - Agia Zoni  
 Coordinates: **34.685701683162 / 33.040306271164**

Region: **Limassol**

## Price: €249 000 + VAT

VAT for this property is **€12,450** or **€47,310**. 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>~€6 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 557.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€270 000 on Sep 13, 2025

€249 000 on Feb 27, 2026





