

## 2 Bedroom Apartment for Sale in Kato Polemidia, Limassol District

For sale: A stylish 2-bedroom apartment built in Q4 2022, situated on the 1st floor of a modern 3-storey building in a quiet cul-de-sac. The apartment offers a thoughtfully designed open-plan living area that opens onto a spacious 25 sq.m. covered veranda, perfect for entertaining or relaxing.

It includes a family bathroom with shower and two bedrooms, with the master featuring a walk-in wardrobe leading to a private ensuite. A practical corridor space accommodates a washing machine and dryer, ensuring convenience.

Additional features include covered parking and a storage room. Just a 2-minute drive to the main road with all amenities and only 7 minutes from the beach, this ...

| Property Info    | Plot / Area Info      | Additional info  |
|------------------|-----------------------|------------------|
| Covered Area     | <b>75</b>             | Reference Number |
| Air Conditioning | <b>All rooms, Yes</b> | <b>31258</b>     |
|                  | Parking               | Property type    |
|                  | <b>Covered, Yes</b>   | <b>Apartment</b> |
|                  |                       | Condition        |
|                  |                       | <b>Pre-Owned</b> |
|                  |                       | Bathrooms        |
|                  |                       | <b>2</b>         |

| Amenities | Location  |                         |
|-----------|---|-------------------------|
| • Balcony | <b>Location:</b> Kato Polemidia<br>Coordinates: <b>34.680229183804 / 32.98986157281</b> | Region: <b>Limassol</b> |

## Price: €275 000 + VAT

VAT for this property is **€13,750** or **€52,250**. 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<br>Price per SQM | <b>~€7 600.00</b><br><b>€3 667.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€275 000 on Sep 27, 2025



