

## 2 Bedroom Apartment for Sale in Limassol District

Welcome to this extraordinary luxury 2-bedroom apartment, spanning over 100 square meters and boasting a sprawling, meticulously landscaped garden. This exquisite residence offers a seamless blend of sophistication, comfort, and outdoor serenity. Step inside and be greeted by a spacious living area adorned with high-end finishes and stylish decor. The open-concept design creates a seamless flow between the living room, dining area and kitchen, perfect for both everyday living and entertaining. The apartment features two generously sized bedrooms, each providing a peaceful sanctuary for relaxation and rest. The master bedroom offers a luxurious en-suite bathroom and ample closet spac...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>204</b>                     |
| Covered Veranda        | <b>102</b>                     |
| Uncovered Veranda      | <b>15</b>                      |
| Total Number of Floors | <b>1</b>                       |
| Furnishing             | <b>Furnished</b>               |
| Heating                | <b>Underfloor Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>          |

### Plot / Area Info

|         |                       |
|---------|-----------------------|
| Pool    | <b>Common, Yes</b>    |
| Parking | <b>Uncovered, Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>6266</b>      |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2001-2010</b> |
| Bathrooms         | <b>1</b>         |

### Amenities

- Parking

### Location

Region: **Limassol**  
 Coordinates: **34.712781 / 33.170094**

## Price: €1 350 000 + VAT

VAT for this property is **€117,529** or **€256,500**. 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>~€50 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 618.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
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## Price change history

€1 350 000 on Oct 8, 2025









