

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

Set just steps from the sea and directly across from Limassol's lush Municipal Garden, this exceptional residential project blends urban sophistication with natural serenity. With only a limited number of luxury apartments, the building offers a rare living experience in the city center, where the beach, Marina, shops, and restaurants are all a short stroll away. Each apartment is finished to the highest standards: marble and ceramic flooring, Italian kitchens, underfloor heating, and VRV systems with individual climate control. The elegant interiors are designed with an open-plan concept, offering bright living spaces with panoramic views of the sea and garden. Expansive balconie...

### Property Info

Covered Area	<b>114</b>
Covered Veranda	<b>34</b>
Uncovered Veranda	<b>5</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>5</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>12687</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Agia Zoni      Region: **Limassol**  
**Coordinates: 34.681873 / 33.054353**

## Price: €860 000 + VAT

VAT for this property is **€43,000** or **€163,400**. 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>~€31 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 544.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
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## Price change history

€740 000 on Oct 8, 2025  
 €750 000 on Oct 24, 2025  
 €860 000 on Nov 4, 2025









