

## 2 Bedroom Apartment for Sale in Limassol District

This elegant 2-bedroom apartment on the first floor of a secure gated community in Limassol combines contemporary style, thoughtful design, and an exceptional location. Fully furnished and equipped with quality appliances, it is ready to welcome its new owners without delay. The layout includes two comfortable bedrooms, a sleek shower room, and a separate WC, while large windows fill the interiors with natural light, enhancing the sense of space.

Beyond the apartment, residents enjoy access to a wealth of premium facilities: landscaped gardens, cycling paths, yoga lawns, tennis, padel and basketball courts, a fitness club, leisure and lap pools, a playground, a chess center, and mod...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>96</b>                      |
| Covered Veranda        | <b>16</b>                      |
| Floor Number           | <b>1</b>                       |
| Total Number of Floors | <b>4</b>                       |
| Furnishing             | <b>Furnished</b>               |
| Energy Efficiency      | <b>A</b>                       |
| Heating                | <b>Autonomous Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>          |

### Plot / Area Info

Pool **Common, Yes**

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>14144</b>     |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Brand New</b> |
| Construction Year | <b>2025</b>      |
| Bathrooms         | <b>1</b>         |

### Amenities

### Location

Region: **Limassol**  
 Coordinates: **34.648179 / 32.984301**

## Price: €470 000 + VAT

VAT for this property is **€23,500** or **€89,300**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 896.00/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

€470 000 on Oct 9, 2025











