

## 2 Bedroom Apartment for Sale in Limassol - Kapsalos

This elegant two-bedroom apartment offers a perfect combination of modern design, comfort, and energy efficiency in the popular Kapsalos area of  Limassol.

The spacious layout includes an open-plan living and dining area, a fully equipped kitchen, and two bright bedrooms, including a master suite designed for relaxation and convenience. Large windows and a private balcony create a light-filled and inviting atmosphere ideal for everyday living.

Each apartment is equipped with photovoltaic systems and underfloor heating, ensuring sustainability, comfort, and reduced energy costs.

Located within a boutique building of just nine luxury residences, this home offers privacy,...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>95</b>                      |
| Covered Veranda        | <b>20</b>                      |
| Floor Number           | <b>1</b>                       |
| Total Number of Floors | <b>3</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>9580</b>               |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |

### Amenities

- Parking

### Location

**Location:** Limassol - Kapsalos  
**Coordinates:** **34.69394714217 / 33.035244951123**

Region: **Limassol**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>€3 368.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€320 000 on Oct 22, 2025



