


## 2 Bedroom Apartment for Sale in Limassol District

Seize a rare opportunity to own an elegant residence directly overlooking the iconic Molos Promenade in the very heart of Limassol. Just steps from the beach, this seventh-floor apartment enjoys magnificent, unobstructed sea views and immediate access to the coastline, cafés, parks, and all daily amenities. 

The building is currently undergoing a full exterior renovation, ensuring a fresh, modern appearance once completed. Inside, the home features two well-appointed bedrooms, a bathroom, and a guest WC, along with a bright open-plan living area that extends onto a covered veranda. The apartment is offered fully furnished and equipped with essential appliances, making it ready for c...

### Property Info

Covered Area	<b>95</b>
Covered Veranda	<b>10</b>
Floor Number	<b>7</b>
Total Number of Floors	<b>7</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

### Additional info

Reference Number	<b>15368</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1990 and older</b>
Bathrooms	<b>1</b>

### Amenities

### Location

Region: **Limassol**  
 Coordinates: **34.676172 / 33.048365**

## Price: €560 000 + VAT

VAT for this property is **€28,000** or **€106,400**. 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>~€19 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 895.00/m<sup>2</sup></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

€600 000 on Nov 20, 2025

€560 000 on Jan 22, 2026







