

## 2 Bedroom Apartment for Sale in Limassol - Kapsalos

Nestled in the heart of Kapsalos, Limassol, a new residential development offers a perfect blend of modern city living and serene residential comfort. This 2-bedroom apartment, located on the first floor, is a beautifully designed space that offers the ideal balance between urban convenience and the tranquility of a private home. With a total covered area of 90.56 sqm, including a spacious 14.49 sqm covered veranda, this apartment is the epitome of stylish, functional living.



### Key Features:

Total Covered Area: 90.56 sqm

Internal Covered Area: 76.07 sqm

Covered Veranda: 14.49 sqm

Common Area: 6.28 sqm

Master Bedroom: With en-suite shower

High...

| Property Info    |   | Plot / Area Info |                         | Additional info  |                  |
|------------------|---|------------------|-------------------------|------------------|------------------|
| Covered Area     | <b>90.56</b>  |                  |                         | Reference Number | <b>32058</b>     |
| Furnishing       | <b>Unfurnished</b>                                    | Pool             | <b>Yes</b>              | Property type    | <b>Apartment</b> |
| Heating          | <b>Central Heating, Yes</b>                           | Parking          | <b>Covered, Yes</b>     | Condition        | <b>Brand New</b> |
| Air Conditioning | <b>All rooms, Yes</b>                                 |                  |                         | Bathrooms        | <b>2</b>         |
|                  |   |                  |                         | View             | <b>City view</b> |
| Amenities        | Location  |                  |                         |                  |                  |
| • Balcony        | <b>Location:</b> Limassol - Kapsalos                  |                  | Region: <b>Limassol</b> |                  |                  |
|                  | Coordinates: <b>34.697908285901 / 33.036460548693</b> |                  |                         |                  |                  |

## Price: €362 240 + VAT

VAT for this property is **€18,112** or **€68,826**. 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>€4 025.00/m²</b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€362 240 on Nov 29, 2025













