

## 2 Bedroom Apartment for Sale in Limassol - Kapsalos

Located on the first floor of the new modern residential development in Kapsalos, Limassol, this 2-bedroom apartment offers a harmonious blend of contemporary design and spacious living. With a total covered area of 112.05 sqm, this apartment provides a comfortable, high-quality living space perfect for professionals, couples, or small families. Featuring a large covered veranda of 28.95 sqm, it is ideal for those who enjoy outdoor living in a peaceful, well-connected location.

Key Features:

Total Covered Area: 112.05 sqm

Internal Covered Area: 83.10 sqm

Covered Veranda: 28.95 sqm

Common Area: 6.86 sqm

Master Bedroom: With en-suite shower for adde...

### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>112.05</b>               |
| Furnishing       | <b>Unfurnished</b>          |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Yes</b>          |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>32061</b>     |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |
| View             | <b>City view</b> |

### Amenities

- Balcony

### Location

**Location:** Limassol - Kapsalos  
**Coordinates:** **34.697908285901 / 33.036460548693**

Region: **Limassol**

## Price: €470 610 + VAT

VAT for this property is **€23,531** or **€89,416**. 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>€4 202.00/m<sup>2</sup></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

€448 200 on Nov 29, 2025  
 €470 610 on Apr 26, 2026













