

## 2 Bedroom Apartment for Sale in Limassol - Kapsalos

Welcome to your new home – a stunning 2-bedroom apartment in a contemporary residential development, ideally located in the heart of Kapsalos, Limassol. This sleek and thoughtfully designed apartment is perfect for those seeking modern living in a vibrant urban environment with easy access to both city energy and peaceful residential comforts.

### Apartment Features:

This spacious 2-bedroom apartment is situated on the 2nd floor and offers a total covered area of 109.30 sqm, with 81.08 sqm of internal living space and a generous 28.22 sqm covered veranda — perfect for enjoying the outdoors in comfort. The apartment also includes 6.69 sqm of common area.

The open-plan ...

| Property Info    |                             | Plot / Area Info |                     | Additional info  |                  |
|------------------|-----------------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>109.3</b>                |                  |                     | Reference Number | <b>32065</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> |

| Amilities | Location  |                         |
|-----------|---|-------------------------|
| • Balcony | <b>Location:</b> Limassol - Kapsalos<br>Coordinates: <b>34.697908285901 / 33.036460548693</b> | Region: <b>Limassol</b> |

## Price: €448 130 + VAT

VAT for this property is **€22,407** or **€85,145**. 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<br>Price per SQM | <b>None</b><br><b>€4 111.00/m<sup>2</sup></b> | Common expenses | <b>None</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> |
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## Price change history

€448 130 on Dec 2, 2025













