


## 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

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>109.3</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>32065</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: €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 | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 111.00/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

€448 130 on Dec 2, 2025













