

## 2 Bedroom Apartment for Sale in Limassol District

This modern two-bedroom apartment is ideally located near the Polemidia roundabout, offering excellent connectivity and easy access to the highway for smooth commutes to Nicosia, Paphos, and the Troodos mountains. Perfect for families, the area is close to a variety of public and private schools, while active residents can enjoy nearby sports facilities and recreational options.



- 5 minutes from the highway
- Near schools and family-friendly amenities
- 10 minutes from My Mall and City of Dreams
- 15 minutes from the sea
- Situated in a well-developed, dynamic neighborhood with a bright future

### Property Info

Covered Area	<b>102</b>
Covered Veranda	<b>22</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>10711</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

Region: **Limassol**  
 Coordinates: **34.69134481959 / 32.999013638809**

## Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. 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>€2 892.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€295 000 on Dec 6, 2025



