


## 2 Bedroom Apartment for Sale in Limassol - Zakaki

A contemporary studio penthouse with a private roof garden, located in an exclusive residential development in one of Limassol's rapidly developing areas, offering comfort, style, and modern living. 

The apartment features a smart open-plan layout with high ceilings (2.7m height), creating a bright and airy atmosphere. Thoughtfully designed interiors, a spacious terrace, and a private roof garden provide exceptional indoor-outdoor living and additional space for relaxation or entertaining.

Perfectly positioned close to My Mall Limassol, the City of Dreams Casino, and Lady's Mile Beach, the property offers easy access to entertainment, shopping, and the coastline.

K...

### Property Info

Covered Area	<b>51</b>
Covered Veranda	<b>9</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>11269</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>1</b>

### Amenities

- Roof Garden

### Location

**Location:** Limassol - Zakaki      Region: **Limassol**  
**Coordinates:** **34.65235312 / 33.00243614**

## Price: €250 000 + VAT

VAT for this property is **€12,500** or **€47,500**. 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>€4 902.00/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>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€500 000 on Jan 16, 2026  
 €250 000 on May 16, 2026



**3rd floor.**



**roof garden.**

