

## 2 Bedroom Apartment for Sale in Parekklisia, Limassol District

This luxurious two-bedroom apartment is set within a club-style premium residential complex on the first line of the sea in the prestigious Amathounta area of Limassol. Designed for refined coastal living, the residence combines elegant architecture, generous layouts, and five-star hotel-level services in an exclusively residential environment.



The apartment features spacious open-plan living and dining areas, two well-proportioned bedrooms, high-quality finishes, and large windows that frame breathtaking sea and mountain views. Advanced engineering systems ensure year-round comfort, energy efficiency, and superior sound insulation.

Key features:

- Prime seafront l...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>131</b>                     |
| Covered Veranda        | <b>36</b>                      |
| Floor Number           | <b>6</b>                       |
| Total Number of Floors | <b>23</b>                      |
| Energy Efficiency      | <b>A</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

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

### Additional info

|                   |                       |
|-------------------|-----------------------|
| Reference Number  | <b>11392</b>          |
| Property type     | <b>Apartment</b>      |
| Condition         | <b>Pre-Owned</b>      |
| Construction Year | <b>2023</b>           |
| View              | <b>Mountains view</b> |

### Amenities

- Parking

### Location

**Location:** Parekklisia      Region: **Limassol**  
Coordinates: **34.71511554 / 33.16069721**

## Price: €2 060 000 + VAT

VAT for this property is **€103,000** or **€391,400**. 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>~€79 000.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€15 725.00/m²</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

€2 060 000 on Jan 23, 2026



