

## 2 Bedroom Apartment for Sale in Limassol District

Ideally situated between Makarios Avenue and the Zoo, this apartment enjoys one of the most desirable locations in the area. Just 50 metres from Makarios Avenue and only 200 metres from the sea, it offers exceptional convenience and accessibility. X

The property is south-facing, bright, and overlooks a pleasant green area, providing a peaceful outlook in a central setting. While in need of modernization, it presents excellent potential for investors or homeowners looking to add value.

Additional features include designated covered parking.

### Property Info

Covered Area **74**  
Furnishing **Unfurnished**  
Heating **Central Heating, Yes**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Amenities

• Balcony

### Location

Region: **Limassol**  
Coordinates: **34.684344 / 33.059965**

### Additional info

Reference Number **32751**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **1**  
View **City view**

## 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 Price per SQM	<b>~€6 600.00</b> <b>€3 378.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€250 000 on Feb 12, 2026







