


## 2 Bedroom Apartment for Sale in Limassol - Mesa Geitonia

Positioned in a highly desirable residential area of Limassol, this exclusive contemporary development presents a sophisticated top floor 2-bedroom apartment with a large private roof garden, designed for modern coastal living with a touch of luxury. 

Located on the 3rd (top) floor, this exceptional residence offers a generous total covered area of 146 sqm, thoughtfully distributed across 75 sqm of internal living space, an 18 sqm covered veranda, and a stunning 53 sqm private roof garden—ideal for entertaining, outdoor dining, or simply enjoying the Mediterranean lifestyle in complete privacy.

The apartment features a bright open-plan layout, seamlessly connecting the livi...

### Property Info

Covered Area **146**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **33193**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**  
 View **City view**

### Amenities

- Balcony

### Location

**Location:** Limassol - Mesa Geitonia    Region: **Limassol**  
 Coordinates: **34.696351 / 33.050173**

## Price: €469 000 + VAT

VAT for this property is **€23,450** or **€89,110**. 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>€3 212.00/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

€469 000 on Mar 17, 2026



