


## 2 Bedroom Apartment for Sale in Limassol District

This beautifully maintained and well-appointed two-bedroom apartment is ideally situated in the heart of the historic town, within walking distance of the shopping centre, local amenities, and the sea. 

The property offers a spacious and comfortable layout in a highly sought-after location, making it perfect for both permanent residence and investment.

The apartment features a partially separate, fully equipped kitchen, including a dishwasher, a new washing machine, and complete cookware and cutlery. The bright and inviting living/lounge/TV area provides a relaxing space, with patio doors opening onto a private balcony fitted with a new electric awning.

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### Property Info

Covered Area **87**  
 Furnishing **Furnished**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **33448**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **1**

### Amenities

- Balcony

### Location

Region: **Limassol**  
 Coordinates: **34.67742 / 33.048133**

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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>~€6 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 816.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€245 000 on Apr 26, 2026





