

## 2 Bedroom Apartment for Sale in Limassol District

This is an exclusive Penthouse in one of the most prestigious central locations of Limassol. Built one of the most reputable developers with an excellent track record. It has its own 68m2 private use roof garden with BBQ area pergola and w.c.

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>90</b> |
| Floor Number           | <b>3</b>  |
| Total Number of Floors | <b>3</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>VL20005</b>   |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

- Balcony

### Location

Region: **Limassol**

## Price: €495 000 + VAT

VAT for this property is **€24,750** or **€94,050**. 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>€5 500.00/m<sup>2</sup></b> |                 |             |

## Representative: Nicolaou Estates

|                     |              |            |                                      |
|---------------------|--------------|------------|--------------------------------------|
| Registration number | <b>693</b>   | Email      | <b>pnicolaou@nicolaouestates.com</b> |
| License number      | <b>365/E</b> | Legal name | <b>Nicolaou Estates LTD</b>          |
| Phone:              |              |            |                                      |

## Price change history

€495 000 on Nov 3, 2023



GROUND FLOOR



THIRD FLOOR

ROOF GARDEN



- 1 GATED ENTRANCE
- 2 ENTRANCE
- 3 LOBBY
- 4 PARKING AREA
- 5 DISABILITY PARKING
- 6 STORAGE
- 7 GARDEN
- 8 LIFT



| Apartment | Bedrooms | Net Area | Covered Verandas | Roof Garden | Common Areas | Total Area |
|-----------|----------|----------|------------------|-------------|--------------|------------|
| 301       | 2        | 90.4     | 23.2             | 68.4        | 10.9         | 192.9      |
| 302       | 3        | 116.1    | 30.2             | 78.0        | 14.0         | 238.3      |