

## Modern three bedroom flat with roof garden for sale near the Limassol marina. UNDER CONSTRUCTION.

A super modern three bedroom apartment with roof garden under construction walking distance from the marina and and castle area and 7 8 minutes drive from the Limassol casino mall and Ladies mile beach. Very good size bedrooms with full en suite in the master bedroom. Family bathroom and guest toilet. Kitchen dining and sitting area also good sizes. Big verandas parking place and storage. The apartment is on the 4th floor. Roof garden 60m2. Close to all amenities.

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>104</b> |
| Floor Number           | <b>4</b>   |
| Total Number of Floors | <b>4</b>   |
| Energy Efficiency      | <b>B</b>   |

### Plot / Area Info

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>VL19914</b>   |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

- Balcony

### Location

**Location:** Nicosia - Agios Ioannis Region: **Limassol**

## Price: €400 000 + VAT

VAT for this property is **€20,000** or **€76,000**. 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>€3 846.00/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

€400 000 on Nov 3, 2023





