

## 3 Bedroom Apartment for Sale in Limassol District

Located in the Tsirio area the project is a small block of only 6 flats on 3 floors. The 1st and 2nd floor are identical and each have 2 apartments of 2 bedrooms and 2 bathrooms. The 3rd floor has 2 Penthouse apartments each with 3 bedrooms 2 bathrooms and a roof garden with the potential to make a small studio flat later on. The current listing is apartment 301 on the 3rd floor which has 98.5m<sup>2</sup> covered interior space and 22m<sup>2</sup> covered exterior verandas. Another 37m<sup>2</sup> is the roof garden which is accessible via stairs from the front covered veranda. On this 4th level there is a highly versatile area which can be used as a beautiful roof garden and BBQ area. Additionally the storage room and ...

### Property Info

Covered Area	<b>98</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>B</b>

### Plot / Area Info

### Additional info

Reference Number	<b>VL17412</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Balcony

### Location

Region: **Limassol**

## Price: €435 000 + VAT

VAT for this property is **€21,750** or **€82,650**. 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>€4 439.00/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>
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## Price change history

€435 000 on Nov 4, 2023



