

## 3 Bedroom Apartment for Sale in Kato Polemidia, Limassol District

An opportunity to purchase a brand new 3 bedroom apartment with an exclusive use roof garden. This unique Penthouse is part of a modern block in a very quaint location with easy access to the motorway to Troodos road and 5 minutes drive to the City centre. The apartment meets the new strict thermal efficiency government requirements and also benefits from a Photovoltaic system making this an A energy rating building. The roof garden of this flat is accessed by a private spiral staircase and the the common block staircase. This premium offer Penthouse has 107m2 internal covered area 23m2 covered verandas and a huge 91m2 uncovered veranda on the Penthouse level. The roof garden is another 4...

### Property Info

Covered Area	<b>107</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>VL35467</b>
Property type	<b>Apartment</b>
Bathrooms	<b>3</b>

### Amenities

- Balcony

### Location

**Location:** Kato Polemidia Region: **Limassol**

## Price: €615 000 + VAT

VAT for this property is **€30,750** or **€116,850**. 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>~€21 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 748.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

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License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
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## Price change history

€615 000 on Apr 12, 2024

