

## 3 Bedroom Apartment for Sale in Limassol District

- ✓3 Bedrooms
- ✓2 WC
- ✓Internal Covered Area 125m2
- ✓Parking
- ✓Energy Efficiency "A"
- ✓Underfloor Heating
- ✓A/C
- ✓Bio Fireplace
- ✓Italian Kitchen
- ✓Panoramic View
- ✓Smart Home
- ✓Title Deed
- ✓Ready to move in



### Property Info

Covered Area **125**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **7676**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **2**

### Amenities

- Elevator

### Location

Region: **Limassol**  
 Coordinates: **34.695110282309 / 33.083801623804**

## Price: €875 000 + VAT

VAT for this property is **€43,750** or **€166,250**. 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>~€31 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 000.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€950 000 on Sep 10, 2024  
 €925 000 on Oct 10, 2024  
 €900 000 on Nov 1, 2024  
 €875 000 on Nov 26, 2024  
 €850 000 on Jun 13, 2025  
 €800 000 on Nov 12, 2025  
 €875 000 on Jan 8, 2026







## APARTMENT PLANS



- The apartment is located on the second floor in a 5-storey building after major renovation. Private parking place in the internal parking area is provided.
  - Modern open plan. Spacious living room with bio fireplace and dedicated seating area.
  - Built-in Italian kitchen with functional island.
  - Dining room with sliding panoramic windows providing sea views.
  - Comfortable entrance area with separate guest toilet.
  - Two bedrooms with private bathrooms, built-in wardrobes and a common glazed veranda.
- The engineering systems are located on the roof of the building. There is complete absence of noise and vibrations.

ESTATES		
1	Bedroom	18,1 M <sup>2</sup>
2	Bedroom	19,3 M <sup>2</sup>
3	Bathroom unit	6,0 M <sup>2</sup>
4	Bathroom unit	6,0 M <sup>2</sup>
5	Guest WC	5,0 M <sup>2</sup>
6	Hall and Entrance area	34,6 M <sup>2</sup>
7	Kitchen and Dining Room	31,5 M <sup>2</sup>
8	Veranda	4,5 M <sup>2</sup>
<b>Total:</b>		<b>125,0 M<sup>2</sup></b>