

## 3 Bedroom Apartment for Sale in Limassol - Omonoia

An amazing luxurious 3 storey development in the center of Limassol, making it the perfect place for unrivalled living experience for new couples and families. Located between the old city, Limassol Marina, Limassol Port, My Mall and of the plethora of the facilities.

### Key Features

Energy efficiency is "A"  
 Modern design  
 High quality materials  
 Air conditioning – provisions  
 Solar system  
 Pressure system  
 Covered parking  
 Storage room  
 Quite area  
 2 km access to highway  
 2.4 km Limassol Port  
 3.2 km to Ygeia Polyclinic Private Hospital  
 9.4 km to The Heritage Private School

AVAILABILITY...

### Property Info

### Plot / Area Info

Covered Area **124**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>50178</b>              |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

- Storage room

### Location

**Location:** Limassol - Omonoia Region: **Limassol**

## Price: €326 000 + VAT

VAT for this property is **€16,300** or **€61,940**. 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>€2 629.00/m²</b> |                 |             |

## Representative: 1st Class Homes

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>690</b>   | Email      | <b>info@1stclass-homes.com</b>                                     |
| License number                           | <b>367/E</b> | Legal name | <b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b> |
| Phone: <b>+35725310243, +35770000889</b> |              |            |  |

## Price change history

€310 400 on Oct 17, 2024  
 €326 000 on Apr 30, 2025  
 €330 000 on Jun 21, 2025  
 €326 000 on Jun 23, 2025



