

### 3 Bedroom Apartment for Sale in Limassol District

Presenting a beautifully designed, luxurious three-bedroom apartment located in the tranquil Agia Phyla area, set within a quiet residential neighborhood. This modern apartment is part of an exclusive complex with only 12 apartments, all built to the highest standards and crafted with premium materials.



This particular apartment is situated on the top floor of an elegant three-story building, offering an internal area of 117 sqm along with a spacious 27.5 sqm covered veranda. The layout includes an open-plan kitchen that flows into the living and dining areas, creating a harmonious space for relaxation and socializing. The apartment features a main bathroom and three well-proportio...

#### Property Info

Covered Area  
Furnishing  
Heating  
Air Conditioning

**117**  
**Unfurnished**  
**Central Heating, Yes**  
**All rooms, Yes**

#### Plot / Area Info

Parking

**Covered, Yes**

#### Additional info

Reference Number **27212**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **3**  
View **City view**

#### Amenities

- Elevator

#### Location

Region: **Limassol**  
Coordinates: **34.717797902825 / 33.022743128726**

## Price: €380 000 + VAT

VAT for this property is **€19,000** or **€72,200**. 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>€3 248.00/m<sup>2</sup></b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
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## Price change history

€380 000 on Nov 13, 2024









