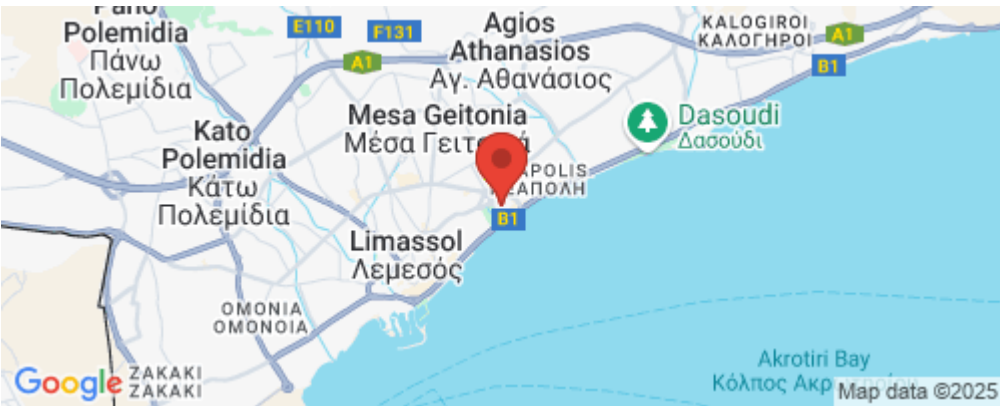


3 Bedroom Apartment for Sale in Limassol District

Introducing a stunning apartment for sale in the heart of City Center – Agia Triada. This modern property offers 107 m2 of internal space, open plan living room and dinning room, featuring three spacious bedrooms, ensuite . Situated on the third floor of a six-story building, residents will enjoy a panoramic view of the vibrant surroundings.



City Center – Agia Triada is known for its lively atmosphere, with a mix of shops, cafes, and restaurants just a short walk away. The area offers a unique blend of urban convenience and local charm. Access to essential amenities and public transport options adds to the appeal of this location.

This apartment is designed wit...

Property Info

|                  |                         |
|------------------|-------------------------|
| Covered Area     | 157                     |
| Heating          | Underfloor Heating, Yes |
| Air Conditioning | All rooms, Yes          |

Plot / Area Info

|         |              |
|---------|--------------|
| Parking | Covered, Yes |
|---------|--------------|

Additional info

|                  |           |
|------------------|-----------|
| Reference Number | 24415     |
| Property type    | Apartment |
| Condition        | Brand New |
| Bathrooms        | 2         |

Amenities

- Storage room

Location

Region: Limassol  
Coordinates: 34.684724891516 / 33.056579832551

## Price: €860 000 + VAT

VAT for this property is **€48,368** or **€163,400**. 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>€5 478.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€860 000 on Nov 19, 2024









APARTMENTS  
The Gardens Residence - Price List

| floor | units | bedrooms | bathrooms | total               | covered internal  | covered verandas | uncovered verandas | communal area    | parking              | storage           | price          |
|-------|-------|----------|-----------|---------------------|-------------------|------------------|--------------------|------------------|----------------------|-------------------|----------------|
| 1     | 101   | 2        | 2         | 113m <sup>2</sup>   | 80m <sup>2</sup>  | 20m <sup>2</sup> | -                  | 13m <sup>2</sup> | 11m <sup>2</sup> (1) | 3.5m <sup>2</sup> | SOLD           |
| 1     | 102   | 2        | 2         | 139m <sup>2</sup>   | 80m <sup>2</sup>  | 28m <sup>2</sup> | 4m <sup>2</sup>    | 13m <sup>2</sup> | 11m <sup>2</sup> (1) | 3m <sup>2</sup>   | SOLD           |
| 1     | 103   | 1        | 1         | 91m <sup>2</sup>    | 50m <sup>2</sup>  | 19m <sup>2</sup> | -                  | 8m <sup>2</sup>  | 11m <sup>2</sup> (1) | 3m <sup>2</sup>   | SOLD           |
| 1     | 104   | 2        | 2         | 139.5m <sup>2</sup> | 80m <sup>2</sup>  | 28m <sup>2</sup> | 4m <sup>2</sup>    | 13m <sup>2</sup> | 11m <sup>2</sup> (1) | 3.5m <sup>2</sup> | SOLD           |
| 2     | 201   | 2        | 2         | 142.5m <sup>2</sup> | 80m <sup>2</sup>  | 35m <sup>2</sup> | -                  | 13m <sup>2</sup> | 11m <sup>2</sup> (1) | 3.5m <sup>2</sup> | SOLD           |
| 2     | 202   | 2        | 2         | 123m <sup>2</sup>   | 80m <sup>2</sup>  | 16m <sup>2</sup> | -                  | 13m <sup>2</sup> | 11m <sup>2</sup> (1) | 3m <sup>2</sup>   | SOLD           |
| 2     | 203   | 1        | 1         | 99m <sup>2</sup>    | 50m <sup>2</sup>  | 27m <sup>2</sup> | -                  | 8m <sup>2</sup>  | 11m <sup>2</sup> (1) | 3m <sup>2</sup>   | SOLD           |
| 2     | 204   | 2        | 2         | 124m <sup>2</sup>   | 80m <sup>2</sup>  | 16m <sup>2</sup> | -                  | 13m <sup>2</sup> | 11m <sup>2</sup> (1) | 4m <sup>2</sup>   | SOLD           |
| 3     | 301   | 3        | 2         | 204m <sup>2</sup>   | 107m <sup>2</sup> | 50m <sup>2</sup> | 4m <sup>2</sup>    | 17m <sup>2</sup> | 22m <sup>2</sup> (2) | 4m <sup>2</sup>   | €860.000 + VAT |
| 3     | 302   | 2        | 2         | 147m <sup>2</sup>   | 80m <sup>2</sup>  | 34m <sup>2</sup> | 5m <sup>2</sup>    | 13m <sup>2</sup> | 11m <sup>2</sup> (1) | 4m <sup>2</sup>   | €670.000 + VAT |
| 3     | 303   | 2        | 2         | 147m <sup>2</sup>   | 80m <sup>2</sup>  | 34m <sup>2</sup> | 5m <sup>2</sup>    | 13m <sup>2</sup> | 11m <sup>2</sup> (1) | 4m <sup>2</sup>   | €660.000 + VAT |

• Gym Area 160m<sup>2</sup> \* prices are subject to change without prior notice