

## 1 Bedroom Apartment for Sale in Limassol - Tsiflikoudia

This property is sold below current market value and has the potential of increase in value in the very near future 4 5 yrs horizon. The area is very close to the city center and what is more important it is only 700m from the seafront where the new Aktaia Odos will be constructed. Its location is crucial because many aspects of the area are being developed and will be developed according to the masterplan of Limassol. Serious investors contact us to explain in detail what is happening in the area and why we think this is one of the best investment options available in Limassol now.

### Property Info

Covered Area	<b>51</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

### Additional info

Reference Number	<b>VL45324</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Balcony

### Location

**Location:** Limassol - Tsiflikoudia Region: **Limassol**

## Price: €195 000 + VAT

VAT for this property is **€9,750** or **€37,050**. 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>~€4 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 824.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€195 000 on Mar 5, 2025

