

## 1 Bedroom Apartment for Sale in Limassol District

This project is located in Kato Polemidia area, in Limassol, in close proximity of the Limassol Mall. It consists of 12 (11 of 1-bedroom and 1 of 2-bedroom) luxurious modern apartments, each with covered parking. The small size of the building gives to the resident a unique feeling of exclusivity and security. ☒

All the materials, tiles and sanitary ware are of the highest quality. It is ideal to satisfy even the most demanding clients who are seeking a special residence and therefore a better quality of life.

| Property Info          |           | Plot / Area Info | Additional info     |                  |                  |
|------------------------|-----------|------------------|---------------------|------------------|------------------|
| Covered Area           | <b>72</b> |                  |                     |                  |                  |
| Covered Veranda        | <b>20</b> |                  |                     |                  |                  |
| Uncovered Veranda      | <b>4</b>  |                  |                     | Reference Number | <b>2847</b>      |
| Floor Number           | <b>3</b>  | Parking          | <b>Covered, Yes</b> | Property type    | <b>Apartment</b> |
| Total Number of Floors | <b>3</b>  |                  |                     | Bathrooms        | <b>2</b>         |
| Energy Efficiency      | <b>A</b>  |                  |                     |                  |                  |

| Amenities     | Location   |
|---------------|--|
| • Roof Garden | Region: <b>Limassol</b><br>Coordinates: <b>34.675296826332 / 32.994078391867</b> |

## Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. 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>~€8 400.00</b>              |                 |             |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€4 097.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€265 000 on Apr 8, 2025

€295 000 on Apr 19, 2025



