

## 3 Bedroom Apartment for Sale in Limassol - Apostolos Andreas

Brand new luxury 3 bedroom whole top floor apartment on a small 3 floor building with only 3 flats in total. The construction of this boutique building is to the highest standards using the latest techniques and the finest quality building materials with high end finishes and Energy Efficiency Certificate A as well as provisions for electrical heating and Air Conditioning units. Apt.no.103 3rd floor 3 bedrooms 1 bathroom plus a guest toilet 95sq.m internal covered area 18sq.m covered veranda 1 covered parking and a storage room. Expected delivery June 2026

### Property Info

Covered Area	<b>95</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

### Additional info

Reference Number	<b>VL46514</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Balcony

### Location

**Location:** Limassol - Apostolos Andreas Region: **Limassol**

## Price: €470 000 + VAT

VAT for this property is **€23,500** or **€89,300**. 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>~€15 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 947.00/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

€470 000 on Apr 9, 2025

