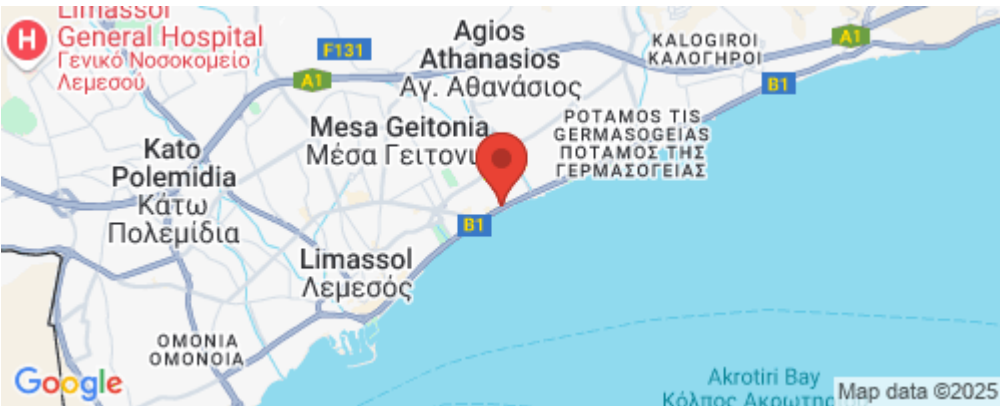


3 Bedroom Apartment for Sale in Limassol

This luxury three-bedroom home is situated on the 5th residential floor. Quality is evident throughout the home from the italian-designed kitchen with Miele appliances to the feature walls of wood and stone. The bedrooms radiate warmth throughout with the parquet flooring, underfloor heating, and hidden VRV system. The apartment is also a smart home where lighting, curtains, and even music can be controlled from a centralised touch screen. Details: 3-bedroom luxury sky home 2 bathrooms: 1 en-suite and 1 family bathroom Total covered area: 175 square meters italian-designed kitchen with Miele appliances Feature walls with wood and stone elements. Underfloor heating Hidden VRV air-condition...



| Property Info |                                    | Plot / Area Info |     | Additional info  |             |
|---------------|------------------------------------|------------------|-----|------------------|-------------|
|               |                                    |                  |     | Reference Number | pa-254-6888 |
| Covered Area  | 146.2                              | Pool             | Yes | Property type    | Apartment   |
|               |                                    |                  |     | Condition        | Pre-Owned   |
|               |                                    |                  |     | Bathrooms        | 2           |
| Amenities     | Location                           |                  |     |                  |             |
|               | Location: Limassol                 |                  |     | Region: Limassol |             |
|               | Coordinates: 34.687235 / 33.064967 |                  |     |                  |             |

## Price: €2 650 000 + VAT

VAT for this property is **€132,500** or **€503,500**. 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>~€102 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€18 151.00/m²</b> |                 |             |

## Representative: Pafilia

|  |            |            |                              |
|--|------------|------------|------------------------------|
| Registration number                      | <b>N/A</b> | Email      | <b>enquiries@pafilia.com</b> |
| License number                           | <b>N/A</b> | Legal name | <b>N/A</b>                   |
| Phone: <b>+35726848800, +35725590880</b> |            |            |                              |

## Price change history

€2 650 000 on Apr 12, 2025

