

## 1 Bedroom Apartment for Sale in Limassol District

Brand new 9 exclusive luxury residences situated in Limassol's prestigious Hi Tech District along Spyrou Kyprianou Avenue. Perfectly positioned within a 15 minute walk from the anticipated new mall and only an 8 minute drive from the beach. This sophisticated boutique development creates the perfect harmony between tranquil living and urban convenience. FEATURES Central location High Rental Demand Modern Surroundings Top Quality Materials Luxury Design Large windows High Ceilings Multiple Hi Tech companies within walking distance 8 minute drive to the beach 6 minute drive to the city center parks and shops 6 minute drive to top private schools

### Property Info

Covered Area	<b>50</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>VL48047</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Balcony

### Location

Region: **Limassol**

## Price: €250 000 + VAT

VAT for this property is **€12,500** or **€47,500**. 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>~€6 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 000.00/m²</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

€250 000 on Jun 6, 2025





➤ N 1.5 BEDROOMS 60 SQM + 10.87 SQM COVERED



➤ N 2 BEDROOMS 75 SQM + 13.25 SQM COVERED

