

## 3 Bedroom Apartment for Sale in Limassol District

Welcome to this stunning, brand new penthouse located in the sought-after Papas area! Situated on the 3rd floor of a modern building with only 6 flats, this unique 3-bedroom apartment offers luxurious living space and a private roof garden with an extra room.



### Key Features:

Total area: 120 sqm of internal covered living space

Veranda: Covered veranda of 31 sqm (25 + 6 sqm)

Balcony: Spacious 14 sqm balcony for outdoor relaxation

Roof Garden: Private roof garden of 76 sqm with an additional bedroom or storage room of 16 sqm

Parking: One covered parking space (No. 5)

Floor: 3rd floor with lift access

Exclusive Living: Only 6 flats in the build...

### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>129</b>                     |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Yes</b>          |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>24085</b>     |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>3</b>         |
| View             | <b>City view</b> |

- Guest WC

**Location**

Region: **Limassol**

Coordinates: **34.694168978105 / 33.080136306008**

## Price: €1 250 000 + VAT

VAT for this property is **€62,500** or **€237,500**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€9 690.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€1 250 000 on Jun 17, 2025





