

### 3 Bedroom Apartment for Sale in Limassol - Omonoia

Reference ID: #SA30810 Price details: €326,000 +VAT The project concerns the development of an amazing luxurious 3 storey development used as residences exactly in the center of Limassol, making it the perfect place for unrivalled living experience for new couples and families. (Energy efficiency is "A") The development is a three-storey building, built in a 521 m2 plot, offering 2 and 3 bedrooms apartments. The units are ideal for new couples, families and people that are working in Limassol due to the fact that the plot is between the old city, Limassol Marina, Limassol Port, My Mall and of the plethora of the facilities. (Construction Period: 16-18 months) STRATEGIC LOCATION...

#### Property Info

Covered Area **105**  
 Covered Veranda **13**  
 Furnishing **Furnished**  
 Energy Efficiency **N/A**  
 Air Conditioning **No**

#### Plot / Area Info

Pool **No**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **SA30810**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2025**  
 Bathrooms **2**

#### Amenities

- Storage room

#### Location

**Location:** Limassol - Omonoia  
 Coordinates: **34.673569264307 / 33.015057021149**

Region: **Limassol**

## Price: €326 000 + VAT

VAT for this property is **€16,300** or **€61,940**. 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>€3 105.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                            |              |            |                                |
|----------------------------|--------------|------------|--------------------------------|
| Registration number        | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number             | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: <b>+35777000111</b> |              |            |                                |

## Price change history

€265 000 on Oct 19, 2023  
 €275 000 on Dec 23, 2023  
 €279 000 on Jun 29, 2024  
 €297 000 on Sep 17, 2024  
 €305 000 on Nov 19, 2024  
 €326 000 on Mar 6, 2025

