


### 3 Bedroom Apartment for Sale in Limassol District

Ideally situated just 50 metres from the seafront, this three-bedroom apartment offers an unbeatable location near Limassol’s scenic coastal road. It’s only a 10-minute walk to the town centre, Old Port, and Marina area, placing you at the heart of one of Limassol’s most vibrant neighbourhoods. 

Enjoy easy access to the coastal road and all main city arteries, while being surrounded by a plethora of cafes, bars, restaurants, and Blue Flag beaches—all within walking distance.

Located in a well-maintained 1990s building with only 8 units across 4 floors, the apartment offers both privacy and community. The building has been recently renovated and remains in excellent co...

#### Property Info

Covered Area **118**  
 Furnishing **Unfurnished**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **31778**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **1**

#### Amenities

- Guest WC

#### Location

Region: **Limassol**  
 Coordinates: **34.679582 / 33.052395**

## Price: €300 000 + VAT

VAT for this property is **€15,000** or **€57,000**. 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>~€8 600.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 542.00/m<sup>2</sup></b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
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## Price change history

€320 000 on Nov 8, 2025  
 €300 000 on Mar 17, 2026





