

## 1 Bedroom Apartment for Sale in Limassol - Tsiflikoudia

Welcome to a modern residential gem designed to meet the pulse of urban living while offering comfort, efficiency, and long-term value. This three-story boutique development is set in one of Limassol's most accessible and fast-growing locations—just off Franklin Roosevelt Avenue, in the thriving city center. ✖

With the Marina, City of Dreams Mediterranean Casino, and My Mall all within a five-minute drive, and essential shops, schools, and public services just a short walk away, it is uniquely positioned for those who desire city living without compromise. Whether you're a young professional, a couple starting out, or a family seeking convenience and connection, this is a place ...

### Property Info

Covered Area **70**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **32095**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **1**

### Amenities

- Balcony

### Location

**Location:** Limassol - Tsiflikoudia      Region: **Limassol**  
**Coordinates:** **34.663291436827 / 33.018696834484**

## Price: €249 500 + VAT

VAT for this property is **€12,475** or **€47,405**. 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>€3 564.00/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>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€249 500 on Dec 4, 2025

















