

## 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> |
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## Price change history

€249 500 on Dec 4, 2025

















