

## 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 ... X

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>70</b>			Reference Number	<b>32096</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Brand New</b>
				Bathrooms	<b>1</b>

Amenities	Location	
• Balcony	<b>Location:</b> Limassol - Tsiflikoudia Coordinates: <b>34.663291436827 / 33.018696834484</b>	Region: <b>Limassol</b>

## Price: €255 500 + VAT

VAT for this property is **€12,775** or **€48,545**. 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 Price per SQM	<b>None</b> <b>€3 650.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

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## Price change history

€255 500 on Dec 4, 2025

















