


## 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 **32096**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**

### Amenities

- Balcony

### Location

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

## 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 650.00/m²</b>		

## Representative: FOX

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## Price change history

€255 500 on Dec 4, 2025





























