

### 3 Bedroom Apartment for Sale in Limassol District

Occupying a prime top-floor position on the 5th floor, this elegant three-bedroom apartment offers enhanced privacy, elevated views, and refined seafront living. With two en-suite bedrooms and a spacious veranda, the residence is ideally suited for those seeking comfort, exclusivity, and a prestigious coastal address.



#### Exceptional Seafront Location

Located directly on Limassol's iconic Molos promenade, the apartment provides immediate access to the beach, palm-lined walkways, cafés, fine dining, luxury shopping, and the city centre — all within walking distance.

#### Iconic Architecture

The Limassol Corniche stands out for its fluid, wave-inspired façade, craf...

#### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>183</b>                     |
| Furnishing       | <b>Unfurnished</b>             |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

#### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Yes</b>          |
| Parking | <b>Covered, Yes</b> |

#### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>32652</b>     |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>3</b>         |
| View             | <b>Sea view</b>  |

#### Amenities

- Guest WC

#### Location

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

## Price: €1 750 000 + VAT

VAT for this property is **€131,680** or **€332,500**. 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>€9 563.00/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

€1 650 000 on Jan 31, 2026  
 €1 750 000 on May 15, 2026



