

## 3 Bedroom Apartment for Sale in Limassol - Agios Nektarios

Modern Living in the Heart of Limassol 

Nestled in Agios Nektarios, one of Limassol's most sought-after residential neighborhoods, the complex offers a unique blend of tranquility and urban convenience. Perfectly positioned in the heart of the city, residents enjoy the calm of a quiet neighborhood while remaining just minutes away from all major amenities.

This boutique development comprises just six spacious three-bedroom apartments, including two penthouses with private roof gardens, designed for those who appreciate outdoor living and panoramic views. The limited number of units ensures a personal, intimate atmosphere, reflecting a commitment to high-quality living.

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### Property Info

Covered Area **195**  
 Furnishing **Unfurnished**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **24400**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**  
 View **City view**

### Amenities

- Guest WC

### Location

**Location:** Limassol - Agios Nektarios      Region: **Limassol**  
**Coordinates:** **34.6925376 / 33.0402095**

## Price: €795 000 + VAT

VAT for this property is **€65,435** or **€151,050**. 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>€4 077.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€765 000 on Mar 13, 2024

€795 000 on Nov 18, 2025



