

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

Three-Bedroom Penthouse in Boutique Residence – Spacious & Private City Living ✖

Set within a high-end residential complex in Limassol’s central Agios Nektarios district, this three-bedroom apartment offers a rare blend of space, style, and urban tranquility. With only a handful of units in the building, the residence ensures a private and exclusive living experience just moments from Makarios Avenue.

The apartment boasts a bright and spacious open-plan layout, with a contemporary kitchen, large living and dining areas, and direct access to a private veranda. The principal suite includes an en-suite bathroom and ample wardrobe space, while the additional bedrooms are i...

#### Property Info

Covered Area **152**  
 Covered Veranda **26**  
 Uncovered Veranda **33**  
 Floor Number **3**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **231413**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2026**  
 Bathrooms **3**

#### Amenities

- Parking

#### Location

**Location:** Limassol - Agios Nektarios      Region: **Limassol**  
 Coordinates: **34.6903875 / 33.0470781**

## Price: €779 000 + VAT

VAT for this property is **€40,385** or **€148,010**. 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>€5 125.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€750 000 on Jun 19, 2024  
 €759 000 on Jul 18, 2025  
 €779 000 on Sep 22, 2025



