

## 3 Bedroom Apartment for Sale in Limassol District

Magnificent brand new three-bedroom penthouse with sea view for sale in the Agios Nikolaos area.



The three-bedroom property offers an internal area of 114 square meters and an external area of 116 square meters, meaning three bedrooms with an en-suite shower, one additional bedroom, a guest toilet with a shower, a main bathroom, a large open-plan living room, dining, and kitchen area, an office area, a spacious covered veranda, and a private roof garden area. In the roof garden area, there is a private swimming pool, a small kitchenette area, a storage room, a toilet, and a great sun deck area. In addition, this luxurious property is equipped with a solar water system, laminate par...

### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>114</b>                     |
| Furnishing       | <b>Furnished</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>SR20735</b>   |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>1</b>         |
| View             | <b>Sea view</b>  |

### Amenities

- Elevator

### Location

Region: **Limassol**  
Coordinates: **34.69426756775 / 33.057969637049**

## Price: €970 000 + VAT

VAT for this property is **€48,500** or **€184,300**. 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>~€35 400.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€8 509.00/m²</b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€1 020 000 on Jul 1, 2024  
 €970 000 on Sep 13, 2025











