

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

This project in Agios Nektarios, Limassol - a premium contemporary residential development comprising of only 6 apartments and 2 penthouses. Each apartment blends contemporary design seamlessly with a focus on comfort, offering a range of options including 1, 2, and 3-bedroom apartments. The penthouses feature private roof garden areas, including BBQ facilities and a spa-pool.



### THE LOCATION

It is located in the center of Limassol at Agios Nektarios, and only 5 minutes walk (400m) to Makarios Avenue, which is a trendy destination for shopping, relaxing, and dining. Whether you're seeking a stylish apartment or an elevated penthouse experience, our project promises modern li...

### Property Info

|                        |            | Plot / Area Info | Additional info           |
|------------------------|------------|------------------|---------------------------|
| Covered Area           | <b>144</b> |                  |                           |
| Covered Veranda        | <b>26</b>  |                  | Reference Number          |
| Uncovered Veranda      | <b>33</b>  |                  | <b>7482</b>               |
| Floor Number           | <b>3</b>   | Parking          | Property type             |
| Total Number of Floors | <b>3</b>   |                  | <b>Apartment</b>          |
| Energy Efficiency      | <b>A</b>   |                  | Condition                 |
|                        |            |                  | <b>Under Construction</b> |
|                        |            |                  | <b>3</b>                  |
|                        |            |                  | Bathrooms                 |

### Amenities

|            | Location                                    |                         |
|------------|---|-------------------------|
| • Elevator | <b>Location:</b> Limassol - Agios Nektarios | Region: <b>Limassol</b> |

Coordinates: **34.690446240854 / 33.047072571164**

## Price: €750 000 + VAT

VAT for this property is **€37,500** or **€142,500**. 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<br>Price per SQM | <b>None</b><br><b>€5 208.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€728 000 on Sep 10, 2024

€750 000 on May 8, 2025

