

## 3 Bedroom Apartment for Sale in Agios Nectarios, Limassol District

The three-bedroom apartment is located on the 2nd floor, with an amazing view on the trees, in the area of Makariou, 1km from the beach, close to  all amenities such as supermarket Sklavenitis, schools, restaurants, business centers. The covered area is 102sq.m and the covered veranda is 25sq.m. There are 3 bedrooms, a fully equipped kitchen with a dishwasher, and 3 bathrooms (one ensuite shower, 1 family bathroom, 1 guest WC). A/c in all rooms, solar panels for hot water, double-glazed windows, and electrical shutters. Built in 2020. Also, there is a covered parking and storage room in the parking area.

### Property Info

Covered Area	<b>127</b>
Covered Veranda	<b>25</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Pool	<b>No</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>1462</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2020</b>
Bathrooms	<b>3</b>
Complex	<b>Qube</b>

### Amenities

- Air Conditioning
- Balcony
- Elevator
- Guest WC
- Parking
- Storage room

### Location

**Location:** Agios Nectarios      **Region:** Limassol  
**Coordinates:** **34.68941 / 33.04763**

## Price: €529 000 + VAT

VAT for this property is **€26,450** or **€100,510**. 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>~€17 760.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€4 165.00/m<sup>2</sup></b>		

## Price change history

€649 000 on Feb 27, 2025

€529 000 on Aug 25, 2025







