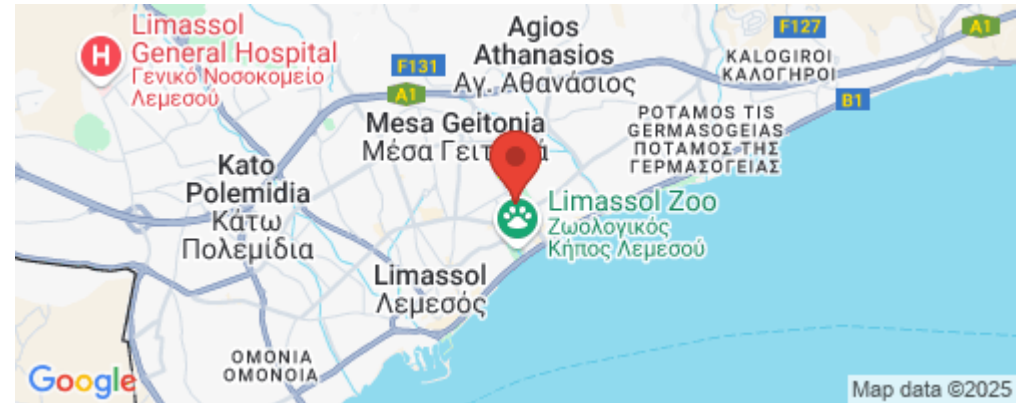


### 3 Bedroom Apartment for Sale in Limassol District

Located just 15 minutes from the beach, ORION Residences offers modern one, two, and three-bedroom units, plus stylish penthouses.



This central location in Agios Nikolaos ensures high rental demand and strong potential for property appreciation, with competitive off-plan pricing and excellent yield and ROI prospects.

**Investment Benefits:**

- 1-Bedroom rentals: €2,000–€2,200/month.
- 2-Bedroom rentals: €2,700–€2,900/month.
- 45%+ rental growth in the past three years.
- Easy access to shopping, dining, and transport links.

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>96</b>	Plot area	<b>157</b>	Reference Number	<b>ORION</b>
Heating	<b>Central Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Brand New</b>
				Bathrooms	<b>2</b>
				View	<b>Sea view</b>

Amenities	Location
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- Balcony

Region: **Limassol**

Coordinates: **34.689627 / 33.0548234**

## Price: €578 000 + VAT

VAT for this property is **€28,900** or **€109,820**. 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>€6 021.00/m<sup>2</sup></b>		

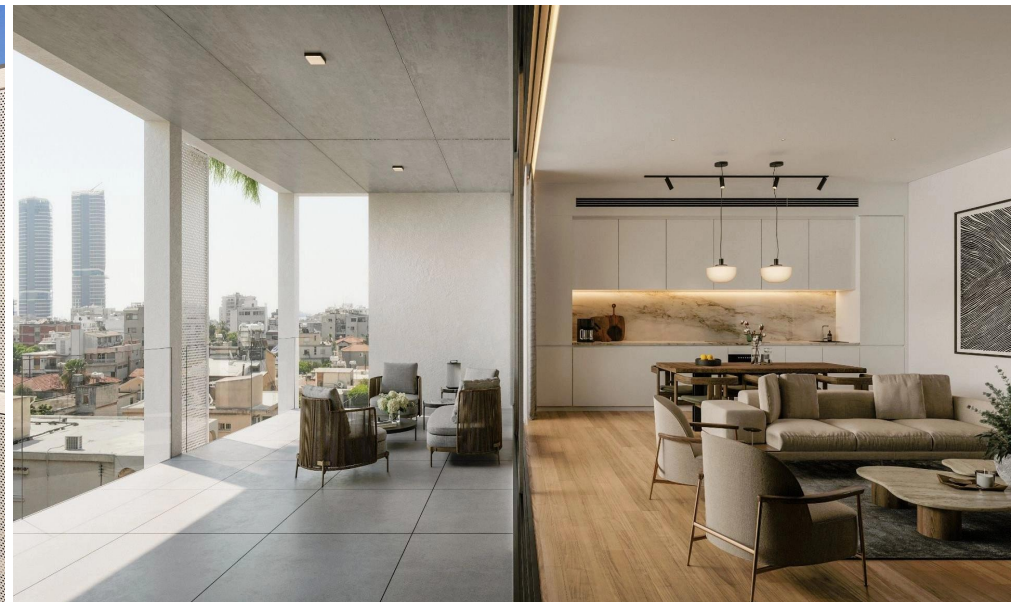
## Representative: Square One

Registration number	<b>N/A</b>	Email	<b>info@squareone.com.cy</b>
License number	<b>N/A</b>	Legal name	<b>N/A</b>
Phone: <b>+35796502025, +35770088084</b>			

## Price change history

€578 000 on Mar 21, 2025

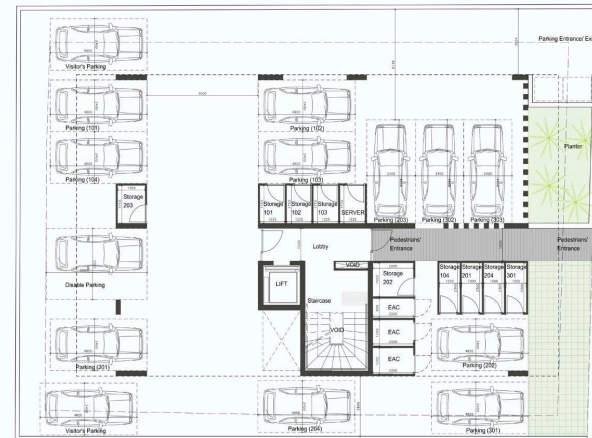






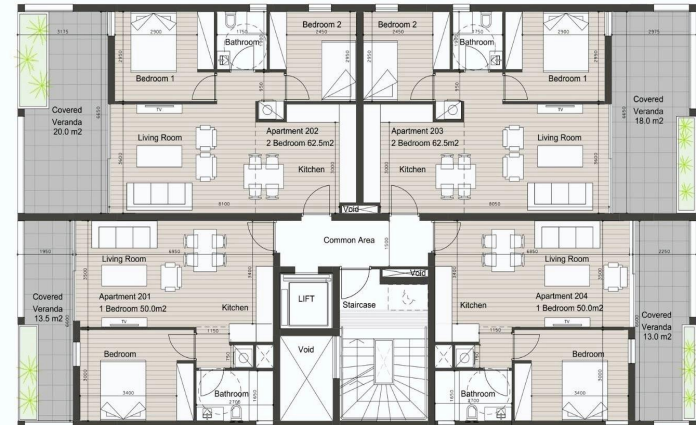
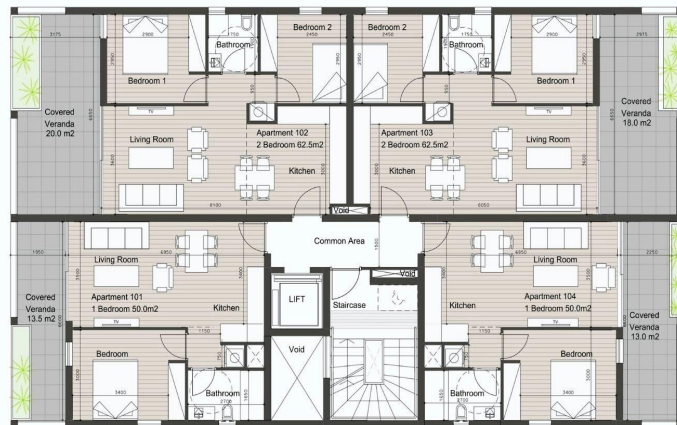


**Ground Floor**



**Second Floor**

**First Floor**



Roof Garden

