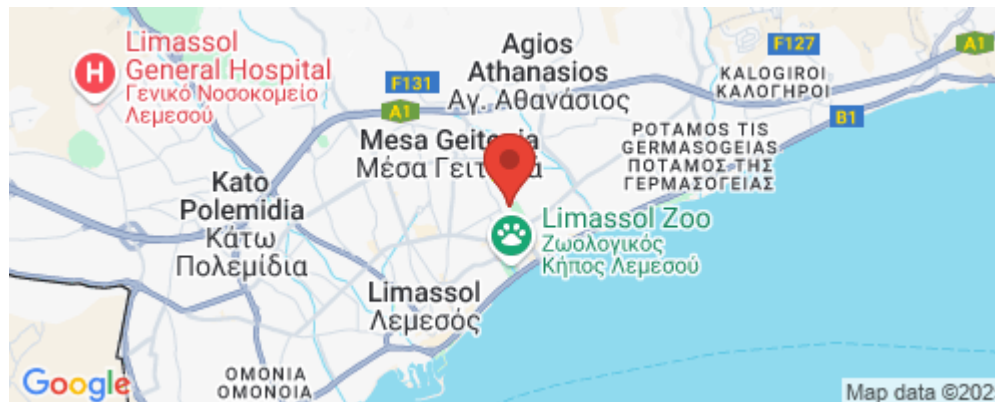


### 3 Bedroom Apartment for Sale in Limassol District

Penthouse for sale in Limassol City – Agios Nikolaos. Situated on the 4th floor, this new development offers 117.62 sq.m. of living space, plus 23.80 sq.m. of covered verandas, 7.51 sq.m. of uncovered verandas, and a 45.80 sq.m. roof garden. It features 3 bedrooms, 3 bathrooms, a modern kitchen, and a spacious living room. Additional amenities include underfloor heating, air conditioning, a security door, and tiled floors. The property comes with one closed parking space and a storage room. Residents can enjoy a swimming pool and stunning city views. Ideally located near the sea, mall, and city center, this energy-efficient (A-rated) penthouse is in excellent condition.



#### Property Info

Covered Area	<b>117.62</b>
Floor Number	<b>4</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Parking	<b>Yes</b>
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#### Additional info

Reference Number	<b>1435003</b>
Property type	<b>Apartment</b>
Construction Year	<b>2025</b>
Bathrooms	<b>3</b>

#### Amenities

#### Location

Region: **Limassol**  
 Coordinates: **34.691640831657 / 33.054909703787**

## Price: €700 000 + VAT

VAT for this property is **€35,000** or **€133,000**. 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>~€24 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 983.00/m<sup>2</sup></b>		

## Representative: Century 21

Registration number	<b>1141</b>	Email	<b>info@c21cy.com</b>
License number	<b>110/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35725267979</b>			

## Price change history

€700 000 on Mar 23, 2025





