

## 3 Bedroom Apartment for Sale in Nicosia - Agios Ioannis, Limassol District

This stunning three-bedroom residence is located in a prestigious waterfront development in the heart of Limassol, Cyprus. Positioned near Limassol Marina and the Old Town's shopping and business district, the apartment offers a perfect blend of luxury and convenience.



Designed to the highest standards, the apartment features spacious interiors, upgraded finishes, and premium appliances throughout. Floor-to-ceiling windows frame panoramic views of the Mediterranean Sea, flooding the living spaces with natural light and creating a sense of calm and sophistication.

The thoughtful layout includes an open-plan living and dining area, a modern kitchen, three generously sized be...

Property Info		Plot / Area I	nfo	Additional info	
Covered Area	152			Reference Number	1730
Covered Veranda	34				Apartment
Uncovered Veranda	6	Pool	Common, Yes	Property type	•
Floor Number	3	Parking	Covered, Yes	Condition Bathrooms	Under Construction
Total Number of Floors	35				2
Energy Efficiency	A			View	Sea view

Amenities	Location	
- Darking	Location: Nicosia - Agios Ioannis	Region: Limassol
<ul> <li>Parking</li> </ul>	Coordinates: 34.669045295715 / 33.031291482121	



Price: €1 260 000 + VAT

VAT for this property is **€65,321** or **€239,400**. 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	Excluded	Title transfer fee	None		Nana
		Price per SOM	€8 289.00/m²	Common expenses	None

## **Representative: RealDeal Estates**

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333** 

## **Price change history**

€1 260 000 on Apr 8, 2025











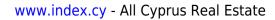








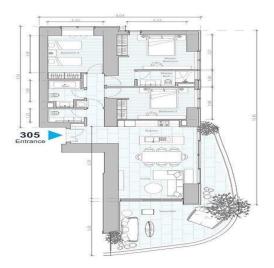








Preliminary Apartment Plan



Mediterranean Sea