

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 Info | | Additional info | |
|------------------------|--|------------------|-----------------------------|------------------|--------------------|
| Covered Area | 185 | Pool Parking | Common, Yes Covered, Yes | Reference Number | 2115 |
| Covered Veranda | 42 | | | Property type | Apartment |
| Floor Number | 27 | | | Condition | Under Construction |
| Total Number of Floors | 35 | | | Bathrooms | 3 |
| Air Conditioning | All rooms, Yes | | | View | City view |
| Amenities | Location | | | | |
| • Parking | Location: Nicosia - Agios Ioannis | | Region: Limassol | | |
| | Coordinates: 34.669062943608 / 33.031334388051 | | | | |

Price: €2 292 000 + VAT

VAT for this property is **€175,307** or **€435,480**. 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.

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|-----|-----------------|--------------------|---------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €12 389.00/m² | | |

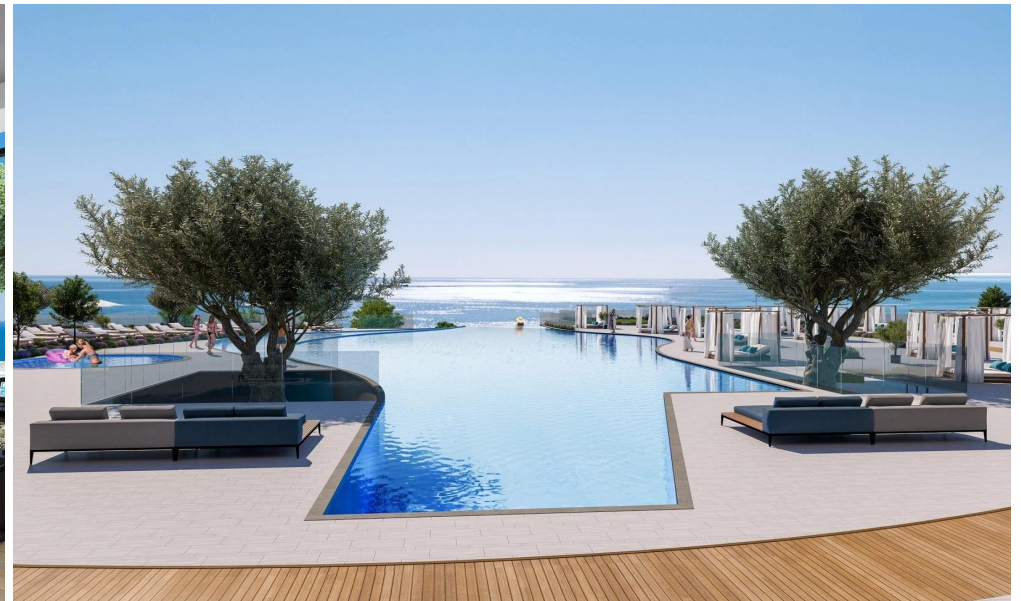
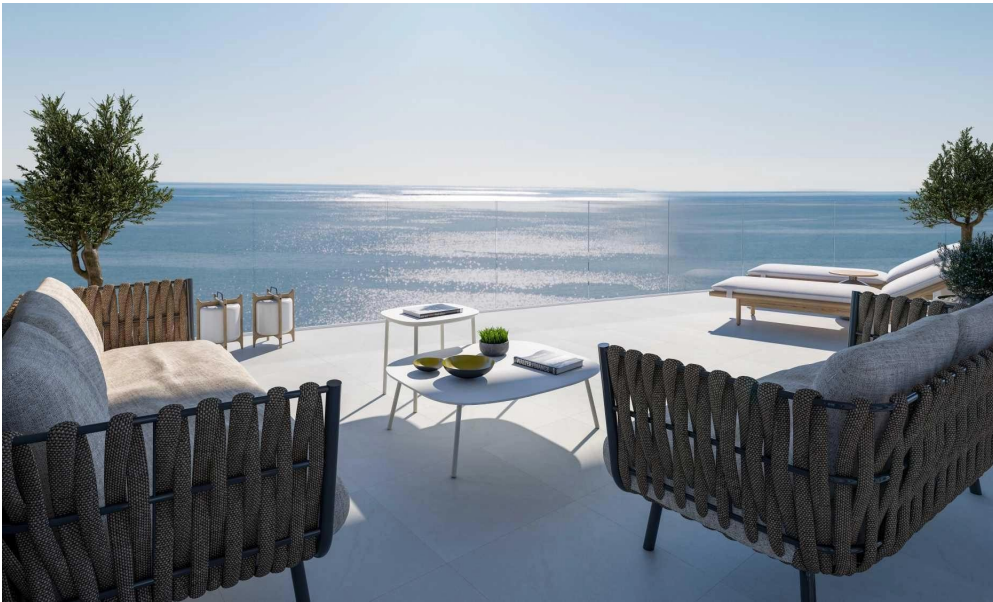
Representative: RealDeal Estates

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

€2 292 000 on Apr 8, 2025





Preliminary Apartment Plan

