

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

|                        |     |
|------------------------|-----|
| Covered Area           | 222 |
| Covered Veranda        | 33  |
| Floor Number           | 23  |
| Total Number of Floors | 35  |
| Energy Efficiency      | A   |

Plot / Area Info

|         |              |
|---------|--------------|
| Pool    | Common, Yes  |
| Parking | Covered, Yes |

Additional info

|                  |           |
|------------------|-----------|
| Reference Number | 2159      |
| Property type    | Apartment |
| Bathrooms        | 2         |
| View             | City view |

Amenities

- Parking

Location

**Location:** Nicosia - Agios Ioannis  
**Coordinates:** 34.669045295715 / 33.031350477775

Region: **Limassol**

## Price: €1 678 000 + VAT

VAT for this property is **€160,090** or **€318,820**. 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>~€63 720.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 559.00/m²</b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€1 678 000 on Apr 8, 2025



