

## 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	0	Additional info	
Covered Area	222			Reference Number	2159
Covered Veranda	33		Common, Yes Covered, Yes		
Floor Number	23	Pool Parking		Property type	Apartment
Total Number of Floors	35			Bathrooms	2
Energy Efficiency	A			View	City view

Amenities	Location
Amemues	LUCALIUI

• Parking

• Parking

• Parking

Coordinates: **34.669045295715** / **33.031350477775** 



**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	Excluded	Title transfer fee	~€63 <b>720.00</b>	Common ovnences	Nama
		Price per SOM	€7 559.00/m²	Common expenses	None

## **Representative: RealDeal Estates**

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## **Price change history**

€1 678 000 on Apr 8, 2025













