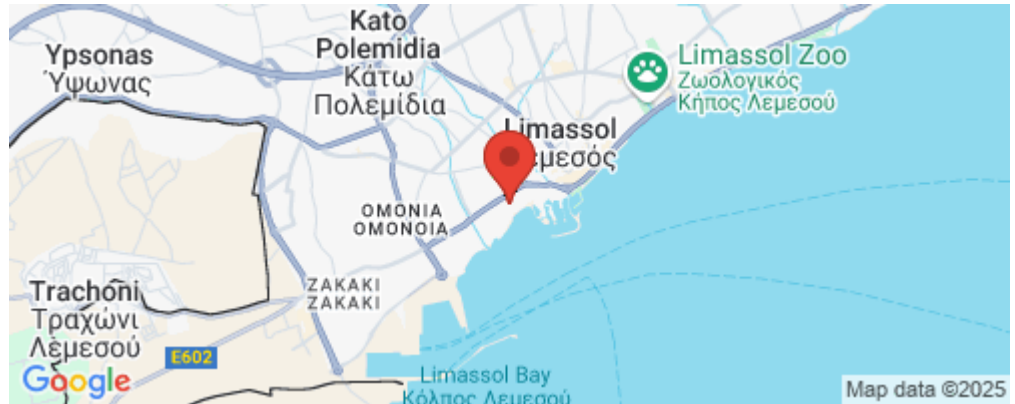


### 3 Bedroom Apartment for Sale in Nicosia - Agios Ioannis, Limassol District

Apartment No. 2304 is a stunning property located in an exclusive waterfront development located in the new Center of Limassol, Cyprus. It is situated close to Limassol Marina and the old town shopping and business center, making it a convenient and desirable location.



The development has been designed by Benoy, an internationally acclaimed and award-winning architecture firm. The focus of the design is to provide luxury, style, and comfort to its residents.

This is a state-of-the-art seafront residential development along Limassol's seafront, taking advantage of the city's natural beaches, nearby landmarks and high-end business and leisure facilities. The master plan of...

#### Property Info

Covered Area	<b>222</b>
Covered Veranda	<b>33</b>
Floor Number	<b>23</b>
Total Number of Floors	<b>35</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>2159</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>
View	<b>City view</b>

#### 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/m<sup>2</sup></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





















