

### 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	<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

Region: **Limassol**

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	<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



