

## 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 Covered Veranda	114 29			Reference Number	2167
Floor Number	24	Pool Parking	Common, Yes Covered, Yes	Property type Condition	Apartment Under Construction
Total Number of Floors Energy Efficiency	35 A			Bathrooms	2 See wiew
Air Conditioning	All rooms, Yes			View	Sea view

Amenities	Location			
• Darking	Location: Nicosia - Agios Ioannis	Region: <b>Limasso</b> l		
<ul> <li>Parking</li> </ul>	Coordinates: 34 66909382741 / 33 031345114534			



**Price: €1 712 000 + VAT** 

VAT for this property is €85,600 or €325,280. 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 None Common expenses None Price per SQM €15 018.00/m²

## **Representative: RealDeal Estates**

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## **Price change history**

€1 631 000 on Apr 8, 2025 €1 712 000 on Aug 6, 2025























Preliminary Apartment Plan

