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	**114**
Covered Veranda	**29**
Floor Number	**24**
Total Number of Floors	**35**
Energy Efficiency	**A**
Air Conditioning	**All rooms, Yes**

Plot / Area Info

Pool	**Common, Yes**
Parking	**Covered, Yes**

Additional info

Reference Number	**2167**
Property type	**Apartment**
Condition	**Under Construction**
Bathrooms	**2**
View	**Sea view**

Amenities

- Parking

Location

Location: Nicosia - Agios Ioannis   Region: **Limassol**

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

Registration number	**1311**	Email	**info@realdeal.cy**
License number	**347/E**	Legal name	**Esperia Estates (Limassol-Paphos) Limited**

Phone: **+35725255505, +35794001333**

Price change history

€1 631 000 on Apr 8, 2025

€1 712 000 on Aug 6, 2025

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Preliminary Apartment Plan

2404
Entrance

Mediterranean Sea