

## 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. X

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...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>114</b>			Reference Number	<b>2167</b>
Covered Veranda	<b>29</b>			Property type	<b>Apartment</b>
Floor Number	<b>24</b>	Pool	<b>Common, Yes</b>	Condition	<b>Under Construction</b>
Total Number of Floors	<b>35</b>	Parking	<b>Covered, Yes</b>	Bathrooms	<b>2</b>
Energy Efficiency	<b>A</b>			View	<b>Sea view</b>
Air Conditioning	<b>All rooms, Yes</b>				

<b>Amenities</b>	<b>Location</b>	
• Parking	<b>Location:</b> Nicosia - Agios Ioannis Coordinates: <b>34.66909382741 / 33.031345114534</b>	Region: <b>Limassol</b>

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€15 018.00/m<sup>2</sup></b>		

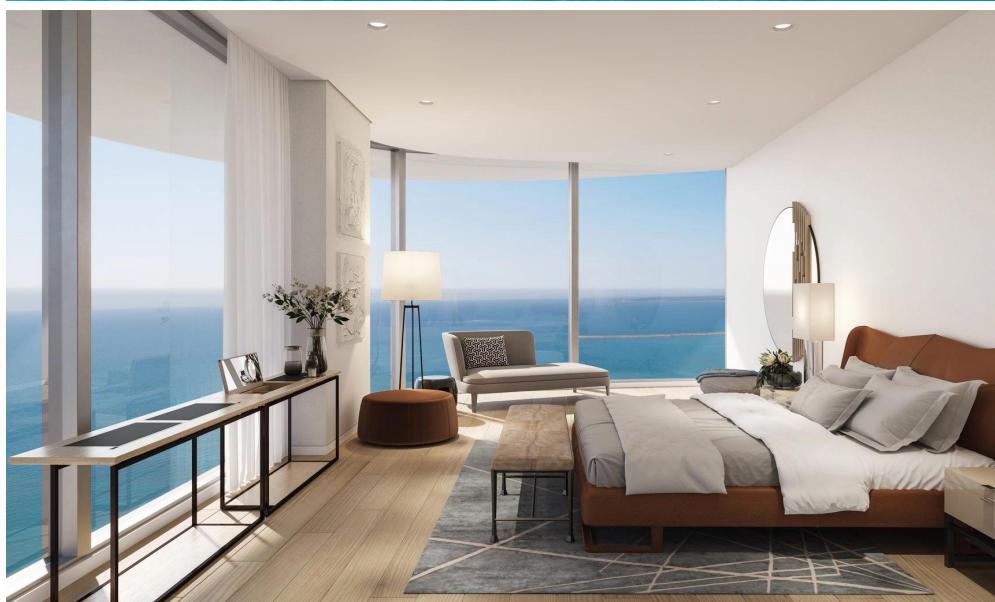
## Representative: RealDeal Estates

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License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€1 631 000 on Apr 8, 2025

€1 712 000 on Aug 6, 2025





Preliminary Apartment Plan

