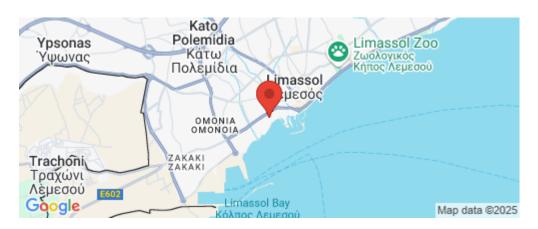


## 3 Bedroom Apartment for Sale in Nicosia - Agios Ioannis, Limassol District

Apartment No. 2404 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		Plot / Area Info		Additional info	
Covered Area	114				
Covered Veranda	29			Reference Number	2167
Floor Number	24	Pool	Common, Yes	Property type	Apartment
Total Number of Floors	35	Parking	Covered, Yes	Condition	<b>Under Construction</b>
Energy Efficiency	A			Bathrooms	2
Air Conditioning	All rooms, Yes				

Amenities Location



**Location:** Nicosia - Agios Ioannis

Coordinates: **34.66909382741** / **33.031345114534** 

Region: **Limassol** 



Price: €1 631 000 + VAT

VAT for this property is **€81,550** or **€309,890**. 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 €14 307.00/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



























