

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	228			Reference Number	2175	
Covered Veranda	60		Common Voc	Reference number	21/3	
				Property type	Apartment	
Floor Number	30	Dool		Condition	Under Construction	
Total Number of Floors 35		Pool	Common, Yes	Condition	Under Construction	
	_			Bathrooms	3	
Energy Efficiency	Α			Viou	Can view	
Air Conditioning	All rooms, Yes			View	Sea view	

Amenities Location

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

Coordinates: 34.668943820262 / 33.031361114498

Elevator



Price: €3 549 000 + VAT

VAT for this property is €347,428 or €674,310. 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 Exc	Evaluded	Title transfer fee	None		None
	Excluded	Price per SOM	€15 566.00/m ²	Common expenses	None

Representative: RealDeal Estates

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

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Price change history

€3 549 000 on Apr 8, 2025

















Preliminary Apartment Plan



Mediterranean Sea