

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	Pool	Common, Yes	Reference Number	2175
Covered Veranda	60			Property type	Apartment
Floor Number	30			Condition	Under Construction
Total Number of Floors	35			Bathrooms	3
Energy Efficiency	A			View	Sea view
Air Conditioning	All rooms, Yes				
Amenities	Location				
• Elevator	Location: Nicosia - Agios Ioannis		Region: Limassol		
	Coordinates: 34.668943820262 / 33.031361114498				

## 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.

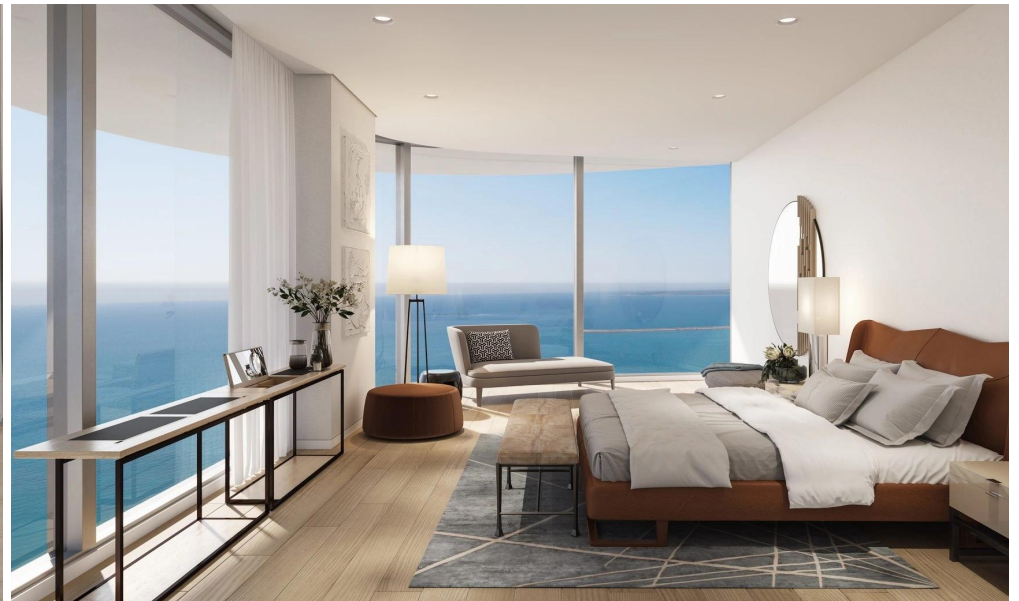
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€15 566.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

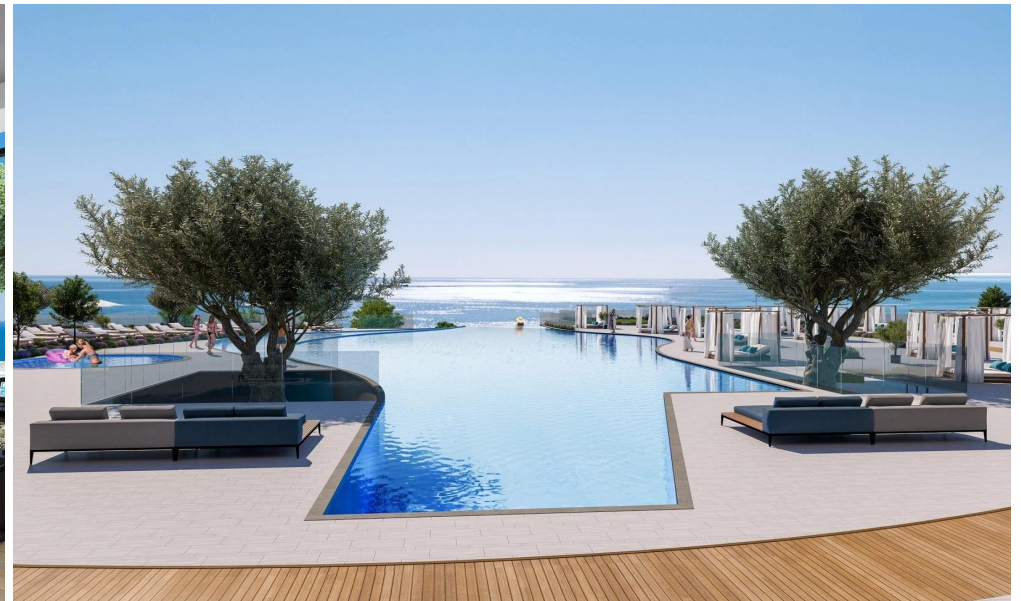
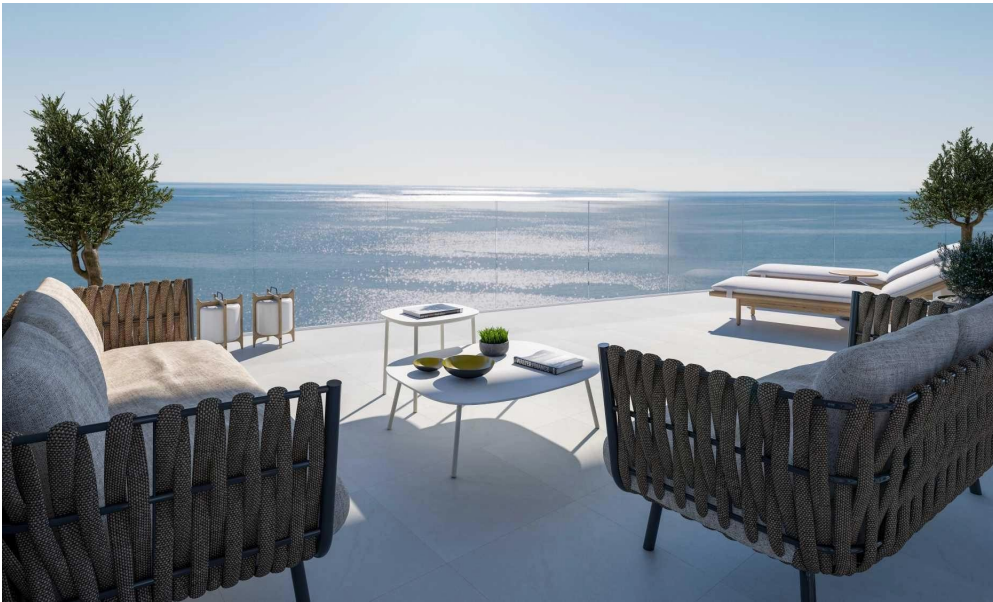
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€3 549 000 on Apr 8, 2025







**3002 Entrance**

Overall dimensions: 22.15 (width) x 13.0 (depth). Room dimensions include 2.12, 1.04, 1.86, 1.67, 8.31, 1.24, 2.09, 1.92, 1.64, 1.04, 1.30, 3.18, 3.85, 10.70, 3.18, 22.16.

<https://index.cy/sale/6933972>