

### 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 **228**  
 Covered Veranda **60**  
 Floor Number **30**  
 Total Number of Floors **35**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Pool **Common, Yes**

#### Additional info

Reference Number **2175**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Bathrooms **3**  
 View **Sea view**

#### Amenities

- Elevator

#### Location

**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>		

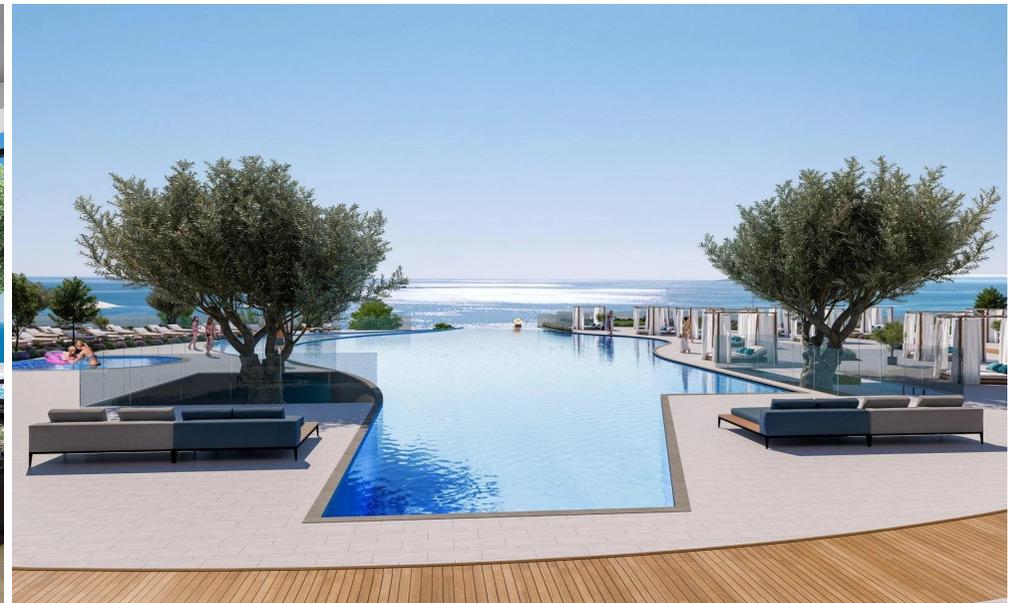
## Representative: RealDeal Estates

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





Preliminary Apartment Plan



Mediterranean Sea  
~~~~~