

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 | 153 |
| Covered Veranda | 33 |
| Floor Number | 28 |
| Total Number of Floors | 35 |
| Energy Efficiency | A |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

| | |
|---------|---------------------|
| Pool | Common, Yes |
| Parking | Covered, Yes |

Additional info

| | |
|------------------|---------------------------|
| Reference Number | 2308 |
| Property type | Apartment |
| Condition | Under Construction |
| Bathrooms | 2 |
| View | City view |

Amenities

- Parking

Location

Location: Nicosia - Agios Ioannis
 Coordinates: **34.669080591496 / 33.031350477775**

Region: **Limassol**

Price: €1 914 000 + VAT

VAT for this property is **€100,954** or **€363,660**. 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.

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|-----|-----------------|--------------------|---------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €12 510.00/m² | | |

Representative: RealDeal Estates

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|--|--------------|------------|--|
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| License number | 347/E | Legal name | Esperia Estates (Limassol-Paphos) Limited |
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Price change history

€1 914 000 on Apr 8, 2025





