

## 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 Ir	nfo	<b>Additional info</b>	
Covered Area	185			Reference Number	3286
Covered Veranda	42	Pool	Common, Yes Covered, Yes	Property type	Apartment
Floor Number	30	Parking		Condition	<b>Under Construction</b>
Total Number of Floors	35	Parking	Covereu, res	Bathrooms	3
Air Conditioning	All rooms, Yes			View	City view

Amenities	Location
Amemues	LUCALIUI

• Parking

• Parking

• Parking

Coordinates: 34.668687925087 / 33.031157157928



Price: €2 619 000 + VAT

VAT for this property is **€200,318** or **€497,610**. 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>	Eveluded	Title transfer fee	None	Common ovnoncos	
	Price per SOM	€14 157.00/m²	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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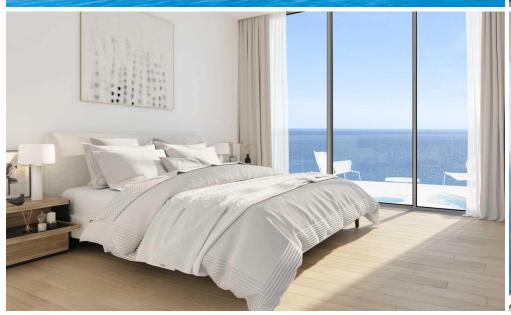
## **Price change history**

€2 619 000 on Apr 8, 2025























Preliminary Apartment Plan

