

## 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 I	nfo	<b>Additional info</b>	
Covered Area	185			Reference Number	3287
Covered Veranda	42	Pool Parking	Common, Yes Covered, Yes	Property type	Apartment
Floor Number	26			Condition	<b>Under Construction</b>
Total Number of Floors	35			Bathrooms	3
Air Conditioning	All rooms, Yes			View	City view

Amenities Location

• Parking

• Parking

• Parking

Coordinates: **34.669062943608** / **33.031334388051** 



Price: €2 245 000 + VAT

VAT for this property is €171,712 or €426,550. 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	Nama
	Price per SOM	€12 135.00/m <sup>2</sup>	Common expenses	None	

## **Representative: RealDeal Estates**

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

Phone: **+35725255505**, **+35794001333** 

## **Price change history**

€2 245 000 on Apr 8, 2025























Preliminary Apartment Plan

