

## 3 Bedroom Apartment for Sale in Limassol - Agios Nicolaos

Modern 3-bedroom penthouse in the prime Riga Fereou area, featuring a total area of 194.14 m<sup>2</sup> including 83.62 m<sup>2</sup> (4th Floor) + 33.73 m<sup>2</sup> (5th Floor), 23.45 m<sup>2</sup> covered verandas, 7.51 m<sup>2</sup> uncovered, and a 45.83 m<sup>2</sup> roof garden with a private pool. Includes 1 parking space. Modern design, spacious layout, and a rare opportunity for rooftop living in a central location.



### Property Info

Covered Area	<b>140.5</b>
Covered Veranda	<b>23.42</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Private, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2025</b>
Bathrooms	<b>3</b>
View	<b>City view</b>

### Amenities

- Air Conditioning
- Balcony
- BBQ zone
- Elevator
- Guest WC
- Parking
- Pool
- Roof Garden
- Storage room

### Location

**Location:** Limassol - Agios Nicolaos Region: **Limassol**  
 Coordinates: **34.68963 / 33.04946**

**Price: €700 000 + VAT**

VAT for this property is **€35,000** or **€133,000**. 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>€5 000.00/m<sup>2</sup></b>		

**Price change history**

€700 000 on May 23, 2025



