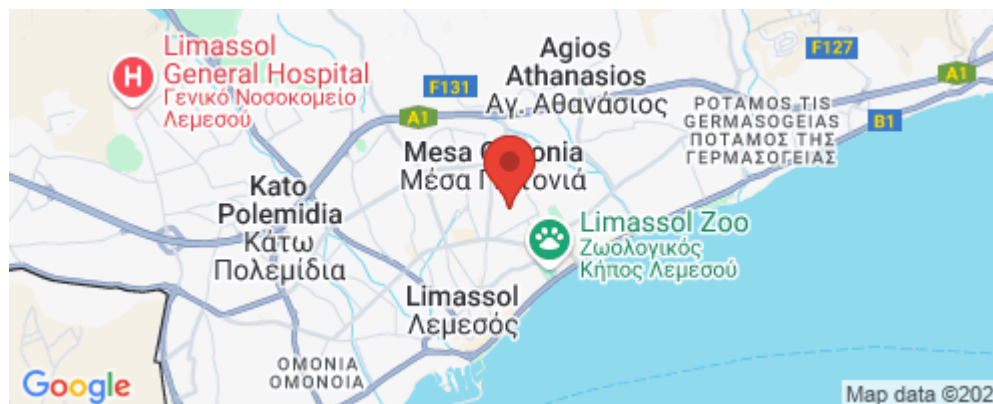


## 3 Bedroom Apartment for Sale in Limassol - Agios Nektarios

Three-bedroom penthouse L13, with an internal area of 124 m<sup>2</sup> and a 78 m<sup>2</sup> roof garden, is located on the fourth floor of a four-storey building.



Embrace modern city living at a stylish residential complex in the heart of Limassol. Ideally located with easy access to main roads and amenities, it offers 30 elegant 2 and 3-bedroom apartments across two A-rated, energy-efficient buildings. Each unit features expansive verandas and grand sliding doors that welcome natural light. Top-floor apartments include private rooftop gardens, perfect for relaxing or entertaining.

### Key Features:

- ✓ 15 apartments spread over 4 floors
- ✓ 30 apartments in total across two building...

Property Info		Plot / Area Info		Additional info	
Covered Area	193	Pool	Yes	Reference Number	7386
Covered Veranda	69			Property type	Apartment
Uncovered Veranda	38			Condition	Under Construction
Floor Number	4			Bathrooms	2
Total Number of Floors	4				
Energy Efficiency	A				
Amenities	Location				



- Roof Garden

**Location:** Limassol - Agios Nektarios

Region: **Limassol**

Coordinates: **34.691909398214 / 33.048344865695**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €1 250 000 + VAT

VAT for this property is **€101,490** or **€237,500**. 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>€6 477.00/m²</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

€1 250 000 on Jul 3, 2025









