

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

Three-bedroom penthouse D13, with an internal area of 124 m<sup>2</sup> and a 53 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           | <b>172</b> |                  |                  |
| Covered Veranda        | <b>48</b>  |                  | Reference Number |
| Uncovered Veranda      | <b>18</b>  |                  | <b>7395</b>      |
| Floor Number           | <b>4</b>   | Pool             | Property type    |
| Total Number of Floors | <b>4</b>   | <b>Yes</b>       | Condition        |
| Energy Efficiency      | <b>A</b>   |                  | Bathrooms        |
|                        |            |                  | <b>2</b>         |

| Amenities     | Location   |                         |
|---------------|--|-------------------------|
| • Roof Garden | <b>Location:</b> Limassol - Agios Nektarios<br>Coordinates: <b>34.691909398214 / 33.048344865695</b> | Region: <b>Limassol</b> |

## Price: €930 000 + VAT

VAT for this property is **€63,153** or **€176,700**. 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<br>Price per SQM | <b>None</b><br><b>€5 407.00/m<sup>2</sup></b> | Common expenses | <b>None</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> |
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## Price change history

€930 000 on Jul 3, 2025





