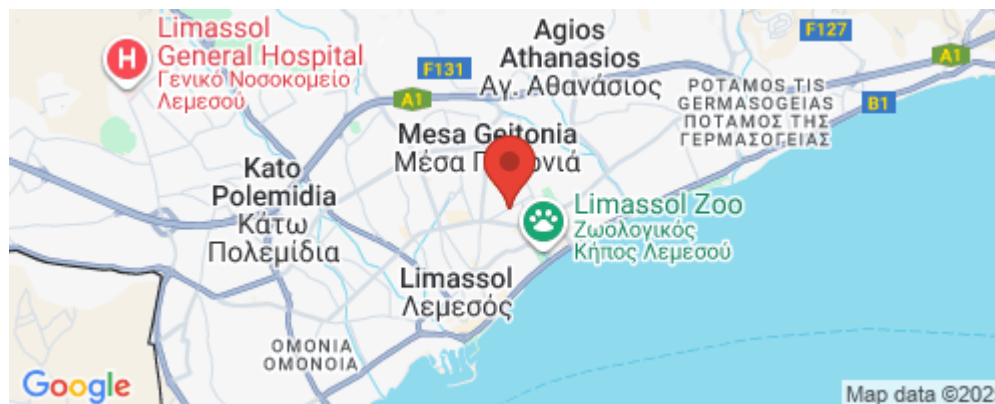


3 Bedroom Apartment for Sale in Limassol - Agios Nektarios

Three-bedroom penthouse 401, with a living area of 123 m² and a 67 m² roof garden, is located on the fourth floor of a four-storey building.



This residential development is located in the prestigious Agios Nektarios area — an address that combines central city living with refined residential design.

Ideally located on Nikodimou Milona street, this exclusive collection of contemporary residences is designed for those who value architectural integrity, practical elegance, and seamless access to Limassol's business hub, leading schools, and vibrant city lifestyle.

Building specification:

- Apartments: 8
- 3 x One-Bedroom Apartments
- 4 x Two...

Property Info		Plot / Area Info		Additional info	
Covered Area	161	Parking	Covered, Yes	Reference Number	8109
Covered Veranda	38			Property type	Apartment
Uncovered Veranda	31				
Floor Number	4				
Total Number of Floors	4				

- Roof Garden

Location

Location: Limassol - Agios Nektarios

Region: **Limassol**

Coordinates: **34.689377585836 / 33.049246070817**

Price: €1 250 000 + VAT

VAT for this property is **€74,457** 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	Excluded	Title transfer fee	~€46 600.00	Common expenses	None
		Price per SQM	€7 764.00/m²		

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

€1 250 000 on Jul 29, 2025



