

### 3 Bedroom Apartment for Sale in Limassol District

For sale: A spacious, modern penthouse apartment, now available off-plan in the desirable area of Agios Nicolaos. This residence offers 136 m2 of internal space, thoughtfully designed with three comfortable bedrooms and two full bathrooms. The apartment is unfurnished, giving you the perfect opportunity to tailor it to your personal style. 

Located on the top floor, this penthouse is easily accessible via a private elevator, ensuring both privacy and convenience. Large windows provide plenty of natural light, enhancing the open-plan living and dining areas. With an energy efficiency rating of A, this home offers both comfort and lower running costs.

Agios Nicolaos is a well-e...

#### Property Info

Covered Area **136**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **30723**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Balcony

#### Location

Region: **Limassol**  
 Coordinates: **34.691431708217 / 33.053658860162**

## Price: €1 020 000 + VAT

VAT for this property is **€51,000** or **€193,800**. 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>€7 500.00/m<sup>2</sup></b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
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## Price change history

€1 020 000 on Aug 2, 2025



