

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

Fully furnished and fully equipped Penthouse for sale in a quiet and convenient neighborhood. Located close to Lanitio Lyceum, in immediate proximity to Riga Fereou and Makariou Avenue, right in the heart of Limassol, walking distance to pharmacies, supermarkets, and restaurants, and just 1.5 km from the beach, this home is perfect for anyone looking for comfort and convenience. There are 3 bedrooms, 3 bathrooms, a 3 x 6 pool, heated water floors, a VRV system, and a roof terrace with a barbecue area. The total covered area is 172sq.m (The internal area is 137m2, the covered veranda is 35 m), a storage room, and a 110m2 roof terrace. The penthouse comes with title deeds and was completed ...



#### Property Info

Covered Area	<b>172</b>
Covered Veranda	<b>35</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>

#### Plot / Area Info

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

#### Additional info

Reference Number	<b>2135</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2019</b>
Bathrooms	<b>3</b>
View	<b>City view, Mountains view</b>
Developer	<b>Compass Developers</b>

#### Amenities

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

#### Location

**Location:** Limassol - Agios Nektarios Region: **Limassol**  
**Coordinates:** **34.68987 / 33.04906**

## Price: €950 000 + VAT

VAT for this property is **€64,512** or **€180,500**. 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>~€34 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€5 523.00/m<sup>2</sup></b>		

## Price change history

€950 000 on Aug 7, 2025









