

## 3 Bedroom Apartment for Sale in Nicosia - Agios Ioannis, Limassol District

This stunning three-bedroom residence is located in a prestigious waterfront development in the heart of Limassol, Cyprus. Positioned near Limassol Marina and the Old Town's shopping and business district, the apartment offers a perfect blend of luxury and convenience.



Designed to the highest standards, the apartment features spacious interiors, upgraded finishes, and premium appliances throughout. Floor-to-ceiling windows frame panoramic views of the Mediterranean Sea, flooding the living spaces with natural light and creating a sense of calm and sophistication.

The thoughtful layout includes an open-plan living and dining area, a modern kitchen, three generously sized be...

Property Info		Plot / Area Inf	fo	<b>Additional info</b>	
Covered Area	185			Reference Number	8339
Covered Veranda	42	Pool Parking	Common, Yes Covered, Yes	Property type	Apartment
Floor Number	7			Condition	<b>Under Construction</b>
Total Number of Floors	30			Bathrooms	2
Energy Efficiency	A			View	Sea view

Amenities Location

• Parking

• Parking

• Parking

Coordinates: 34.669049707684 / 33.031264552945



Price: €1 939 000 + VAT

VAT for this property is €148,307 or €368,410. 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 E	Evaludad	Title transfer fee	None	Common ovnonces	None
	Excluded	Price per SQM	€10 481.00/m <sup>2</sup>	Common expenses	None

## **Representative: RealDeal Estates**

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## **Price change history**

€1 939 000 on Aug 13, 2025























