

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. X

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 Info | | Additional info | |
|------------------------|------------|-------------------------|---------------------|------------------------|---------------------------|
| Covered Area | 185 | | | Reference Number | 8341 |
| Covered Veranda | 42 | Pool | Common, Yes | Property type | Apartment |
| Floor Number | 6 | Parking | Covered, Yes | Condition | Under Construction |
| Total Number of Floors | 30 | | | Bathrooms | 2 |
| Energy Efficiency | A | | | View | Sea view |

| Amenities | Location | |
|------------------|---|-------------------------|
| • Parking | Location: Nicosia - Agios Ioannis Coordinates: 34.669049707684 / 33.031264552945 | Region: Limassol |

Price: €1 897 000 + VAT

VAT for this property is **€145,095** or **€360,430**. 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 | None | Common expenses | None |
| | | Price per SQM | €10 254.00/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

€1 897 000 on Aug 13, 2025





