

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 Info		Additional info	
Covered Area	185	Pool Parking	Common, Yes Covered, Yes	Reference Number	8347
Covered Veranda	42			Property type	Apartment
Floor Number	13			Condition	Under Construction
Total Number of Floors	30			Bathrooms	3
Energy Efficiency	A			View	Sea view
Amenities	Location				
• Parking	Location: Nicosia - Agios Ioannis		Region: Limassol		
	Coordinates: 34.669049707684 / 33.031264552945				

Price: €2 258 000 + VAT

VAT for this property is **€172,706** or **€429,020**. 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	€12 205.00/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

€2 258 000 on Aug 13, 2025





