

## 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	153			Reference Number	8352
Covered Veranda	33			Property type	Apartment
Floor Number	10	Parking	Covered, Yes	Condition	<b>Under Construction</b>
Total Number of Floors	30			Bathrooms	2
Energy Efficiency	Α			View	Sea view

Amenities	Location
Amenities	Location

• Parking

• Parking

• Parking

Coordinates: 34.669049707684 / 33.031264552945



**Price: €1 722 000 + VAT** 

VAT for this property is €90,827 or €327,180. 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 €11 255.00/m²

## **Representative: RealDeal Estates**

Registration number 1311 Email info@realdeal.cy
License number 247/E Legal name Esperia Estates (Limassol-Paphos) Limited

Phone: +35725255505, +35794001333

## **Price change history**

€1 722 000 on Aug 13, 2025



















