

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

Covered Area	114
Covered Veranda	29
Floor Number	17
Total Number of Floors	35
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	8375
Property type	Apartment
Condition	Under Construction
Bathrooms	2
View	Sea view

Amenities

- Parking

Location

Location: Nicosia - Agios Ioannis  
Coordinates: 34.66909382741 / 33.031345114534

Region: Limassol

## Price: €1 888 000 + VAT

VAT for this property is **€94,400** or **€358,720**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€16 561.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€1 888 000 on Aug 13, 2025







