

## 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 Covered Veranda Floor Number	114 29 17	Pool	Common, Yes	Reference Number Property type	8375 Apartment
Total Number of Floors Energy Efficiency	35 A	Parking	Covered, Yes	Condition Bathrooms	Under Construction 2
Air Conditioning	All rooms, Yes			View	Sea view

Amenities	Location	
• Parking	Location: Nicosia - Agios Ioannis	Region: <b>Limasso</b> l
	Coordinates: <b>34.66909382741</b> / <b>33.03134511453</b> 4	ı



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 Excluded Title transfer fee None Common expenses None Price per SQM €16 561.00/m²

## **Representative: RealDeal Estates**

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## **Price change history**

€1 888 000 on Aug 13, 2025























