

## 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 I	nfo	<b>Additional info</b>	
Covered Area	187			Reference Number	8377
Covered Veranda	42	Pool Parking	Common, Yes Covered, Yes	Property type	Apartment
Floor Number	29			Condition	<b>Under Construction</b>
Total Number of Floors	35		Covered, 1es	Bathrooms	2
Air Conditioning	All rooms, Yes			View	Sea view

Amenities	Location	
. Dawleine	Location: Nicosia - Agios Ioannis	Region: <b>Limassol</b>
• Parking	Coordinates: <b>34.66909382741</b> / <b>33.03134511453</b>	4



Price: €2 421 000 + VAT

VAT for this property is €188,113 or €459,990. 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>	Eveluded	Title transfer fee	None	Common evnences	
	Price per SQM	€12 947.00/m <sup>2</sup>	Common expenses	None	

## **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**

€2 421 000 on Aug 13, 2025























Preliminary Apartment Plan

