

## 3 Bedroom Apartment for Sale in Limassol - Agios Nektarios

New residential development in the prestigious Agios Nektarios area an address that combines central city living with refined residential design. This exclusive collection of contemporary residences is designed for those who value architectural integrity practical elegance and seamless access to Limassol s business hub leading schools and vibrant city lifestyle. FEATURES Apartments 8 3 x One Bedroom Apartments 4 x Two Bedroom Apartments 1 x Three Bedroom Penthouse with private roof garden and swimming pool High Quality Finishes Privacy and Security with a Gated Entrance Private Covered Parking 5 minute walk from Makarios Avenue

### Property Info

Covered Area	<b>123</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>

### Plot / Area Info

### Additional info

Reference Number	<b>VL49569</b>
Property type	<b>Apartment</b>
Bathrooms	<b>3</b>

### Amenities

- Balcony

### Location

**Location:** Limassol - Agios Nektarios Region: **Limassol**

## Price: €1 250 000 + VAT

VAT for this property is **€62,500** or **€237,500**. 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.

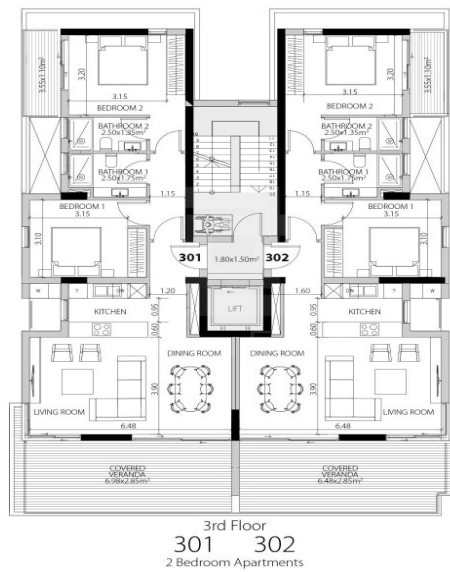
VAT	<b>Excluded</b>	Title transfer fee	<b>~€46 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 163.00/m²</b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€1 250 000 on Aug 13, 2025





1st Floor  
101 102 103  
1 Bedroom Apartments



2nd Floor  
201 202  
2 Bedroom Apartments

