

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

For sale: A stunning off-plan penthouse apartment in Agios Nektarios, offering contemporary living at its best. This spacious home features 125 m<sup>2</sup> of internal space, thoughtfully designed to maximize comfort and style. It includes three well-proportioned bedrooms and two modern bathrooms, ideal for families or professionals seeking extra space. 

Enjoy breathtaking city views from your private penthouse, easily accessible via your own elevator. Step outside to your own private swimming pool, perfect for relaxing or entertaining guests. The apartment is part of a gated complex, giving you added security and peace of mind. With top-rated energy efficiency (Class A), this home is both ...

#### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>125</b>                  |
| Furnishing       | <b>Unfurnished</b>          |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

#### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Yes</b>          |
| Parking | <b>Covered, Yes</b> |

#### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>30860</b>     |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |
| View             | <b>City view</b> |

#### Amenities

- Balcony

#### Location

**Location:** Limassol - Agios Nektarios      Region: **Limassol**  
**Coordinates:** **34.68767791424 / 33.053751071823**

## 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>None</b>                     | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€10 000.00/m<sup>2</sup></b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€1 250 000 on Aug 23, 2025

