

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

Reference ID: #SA32441 Price details: €600,000 Luxury Sea view apartment, with panoramic sea views, within walking distance to the beach and the Zoo Park. Situated in the Center of Limassol, in one of the most prestigious streets Archiepiskopou Makariou III Avenue. It is close to all amenities. (Shops, coffee shops, restaurants, supermarkets.) The apartment offers bespoke design, crafted with high-end finishing such as marble, granite stones, real wood floors, open plan design kitchen, and living-room. Includes a guest w/c, 1 master bedroom with en-suite bathroom, and 2 additional double bedrooms with en-suite bathrooms.- Property covered areas 118m<sup>2</sup> - parking Apartment Feature...

#### Property Info

Covered Area	<b>118</b>
Covered Veranda	<b>N/A</b>
Uncovered Veranda	<b>N/A</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>No</b>

#### Plot / Area Info

Pool	<b>No</b>
Parking	<b>Uncovered, Yes</b>

#### Additional info

Reference Number	<b>SA32441</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

#### Amenities

- Storage room

#### Location

**Location:** Limassol - Agios Nektarios      Region: **Limassol**  
**Coordinates:** **34.686988603701 / 33.053120078918**

## Price: €600 000 + VAT

VAT for this property is **€30,000** or **€114,000**. 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>~€20 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€5 085.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€600 000 on Oct 19, 2023





