

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

The boutique contemporary residential development is located in the center of Limassol. Set just a 5-minute walk from Makarios Avenue, a trendy shopping, relaxing, and dining destination, the development offers the perfect blend of convenience and tranquility in the heart of the city. Each apartment in this exclusive project is designed to seamlessly blend contemporary aesthetics with a focus on comfort. The practical layouts provide ample space for you to personalize and make your own. And for those looking for some extra of luxury, the penthouses offer private roof garden areas, complete with BBQ facilities and a spa pool. Every detail is meticulously crafted with high-quality...



#### Property Info

Covered Area	<b>144</b>
Covered Veranda	<b>26</b>
Uncovered Veranda	<b>33</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>

#### Plot / Area Info

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

#### Additional info

Reference Number	<b>9380</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

**Location:** Limassol - Agios Nektarios    Region: **Limassol**  
**Coordinates:** **34.690387 / 33.047079**

**Price: €795 000 + VAT**

VAT for this property is **€39,750** or **€151,050**. 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>€5 521.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

**Price change history**

€779 000 on Oct 8, 2025

€795 000 on Apr 7, 2026



