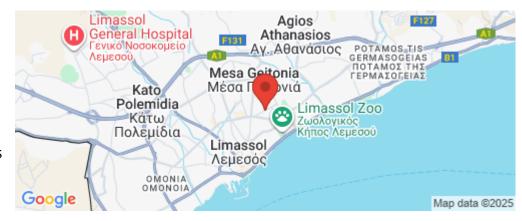


3 Bedroom Apartment for Sale in Limassol - Agios Nektarios

Located in the heart of the prestigious Agios Nektarios district, this exclusive four-storey development offers just seven elegant apartments and one penthouse, ensuring privacy, comfort, and a refined city lifestyle. The prime location places you only 400 metres from Makarios Avenue — a vibrant destination for shopping, dining, and leisure — while still enjoying a sense of tranquillity.

Each residence features a thoughtfully designed layout, large covered verandas, and high-quality finishes, with the option to personalise interiors by choosing Italian kitchens, wardrobes, and doors from renowned suppliers. The penthouse crowns the building with a private roof garden, complete w...



Property Info		Plot / Area Info		Additional info	
Covered Area	161				
Covered Veranda	38				
Uncovered Veranda	39	Pool Parking	Yes Covered, Yes	Reference Number Property type	14097 Apartment
Floor Number	4				
Total Number of Floors	4			Bathrooms	4
Furnishing	Unfurnished				

Amenities Location

• Parking Location: Limassol - Agios Nektarios Region: Limassol

Coordinates: 34.689342 / 33.049247

Energy Efficiency



Price: €1 250 000 + VAT

VAT for this property is €74,457 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 Excluded

Title transfer fee ~€46 600.00

Price per SQM €7 764.00/m²

Common expenses None

Representative: Cyprus Sotheby's International Realty

Registration number 1013 Email info@cyprus-sothebysrealty.com
License number 517/E Legal name ConceptRealty Ltd

Phone: **+35726080180**, **+35797612926**

Price change history

€1 250 000 on Oct 9, 2025















