

### 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

Covered Area	<b>161</b>
Covered Veranda	<b>38</b>
Uncovered Veranda	<b>39</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

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

#### Additional info

Reference Number	<b>14097</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>4</b>

#### Amenities

- Parking

#### Location

**Location:** Limassol - Agios Nektarios    **Region:** **Limassol**  
**Coordinates:** **34.689342 / 33.049247**

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 764.00/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

€1 250 000 on Oct 9, 2025



