

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

This signature residence is a premium fourth-floor three-bedroom, two-bathroom penthouse offering an expansive 112 m<sup>2</sup> of internal living space, complemented by a 39 m<sup>2</sup> covered veranda and a remarkable 76 m<sup>2</sup> private roof garden. Positioned as the pinnacle of the development, it delivers scale, privacy, and an exceptional indoor-outdoor lifestyle, ideal for buyers seeking a statement home or trophy asset.



The spacious open-plan kitchen and living area is designed to maximise natural light and flows seamlessly onto the covered veranda, creating a refined setting for everyday living and entertaining. The private roof garden further elevates the experience, offering a generous outd...

### Property Info

Covered Area	<b>162</b>
Covered Veranda	<b>39</b>
Uncovered Veranda	<b>13</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>11486</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Roof Garden

### Location

**Location:** Limassol - Agios Nektarios      Region: **Limassol**  
**Coordinates:** **34.69127425 / 33.043195**

## Price: €1 125 000 + VAT

VAT for this property is **€67,917** or **€213,750**. 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>€6 944.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: +35725255505, +35794001333			

## Price change history

€1 125 000 on Jan 29, 2026

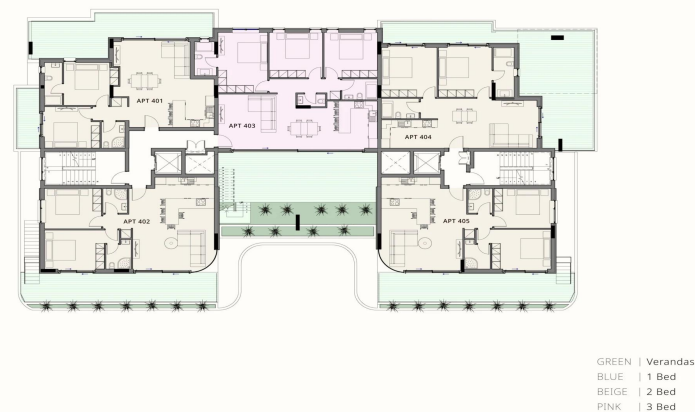








## FOURTH FLOOR



## 3 BEDROOM APARTMENT

Flat 403

FLOOR | 4



PARKING SLOT | 1

STORAGE | 1

INDOOR | 112 m<sup>2</sup>

COVERED VERANDA | 39 m<sup>2</sup>

UNCOVERED VERANDA | 13 m<sup>2</sup>

COMMON AREA | 11.6 m<sup>2</sup>

TOTAL AREA | 162.6 m<sup>2</sup>



ROOF GARDEN | 76 m<sup>2</sup>

