

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

Set right in the heart of Limassol city centre, this beautifully presented three-bedroom penthouse at Alexis Mansions offers an exceptional combination of prime location, comfort, and privacy. Situated in the highly sought-after area of Agios Nektarios, the property is within walking distance of key city arteries such as Makariou Avenue, Riga Fereou, and the Agios Nikolaos roundabout, placing shops, offices, cafes, and everyday amenities right at your doorstep.



The penthouse occupies the top floor of a well-maintained three-storey building and enjoys a south-facing orientation, allowing for plenty of natural light throughout. Internally, it offers a well-designed layout with spacio...

#### Property Info

Covered Area **125**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **32630**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **2**

#### Amenities

- Balcony

#### Location

**Location:** Limassol - Agios Nektarios      Region: **Limassol**  
**Coordinates:** **34.68894191459 / 33.050804924958**

**Price: €450 000 + VAT**

VAT for this property is **€22,500** or **€85,500**. 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>~€14 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 600.00/m<sup>2</sup></b>		

**Representative: FOX**

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**Price change history**

€450 000 on Jan 31, 2026







