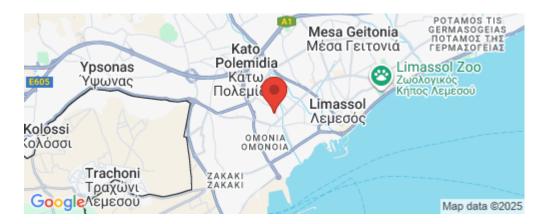


## 3 Bedroom Apartment for Sale in Nicosia - Agios Ioannis, Limassol District

We are excited to present this beautiful, modern, and luxurious underconstruction 3-bedroom penthouse apartment in the sought-after Agios loannis area of Limassol, just minutes from the city center.



This stunning penthouse occupies the top floor of a small 4-storey building with only 5 exclusive apartments, offering both privacy and contemporary comfort. It boasts 95 sqm of internal living space, a 23 sqm covered veranda, and an additional 27 sqm uncovered veranda, ideal for relaxing or entertaining with panoramic city views.

The spacious open-plan kitchen, living, and dining area is designed with style and functionality in mind, featuring large sliding windows that fill th...

Property Info		Plot / Area Info		Additional info	
Covered Area	118	Parking		Reference Number	16182
Furnishing	Unfurnished		Covered, Yes	Property type	<b>Apartment</b>
Heating	Central Heating, Yes			Condition	<b>Pre-Owned</b>
Air Conditioning	All rooms, Yes			Bathrooms	1

Amenities Location

Location: Nicosia - Agios Ioannis Region: Limassol

Balcony

Coordinates: **34.677075185461** / **33.018436869836** 



Price: €460 000 + VAT

VAT for this property is **€23,000** or **€87,400**. 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 ~€15 000.00

Price per SQM €3 898.00/m²

Common expenses None

## **Representative: FOX**

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## **Price change history**

€455 000 on Oct 23, 2023 €460 000 on Nov 18, 2025









