



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

We are excited to present this beautiful, modern, and luxurious under-construction 3-bedroom penthouse apartment in the sought-after Agios Ioannis 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

Covered Area	<b>118</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Parking	<b>Covered, Yes</b>
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#### Additional info

Reference Number	<b>16182</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

#### Amenities

- Balcony

#### Location

**Location:** Nicosia - Agios Ioannis      Region: **Limassol**  
**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	<b>Excluded</b>	Title transfer fee	<b>~€15 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 898.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

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

