

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

Penthouse for sale in a quiet and convenient neighbourhood. 132 sq.m. inside + 61 sq.m. Covered veranda + 80 sq.m. roof terrace + 7sq.m storage (Total : 193sq.m) . Located close to Lanitio Lyceum, in immediate proximity to Makariou Avenue, right in the heart of Limassol, walking distance to pharmacies, supermarkets, and restaurants, and just 1.5 km from the beach, this home is perfect for anyone looking for comfort and convenience. There are 3 bedrooms, 4 bathrooms, a 3 x 6 pool, heated water floors, a VRV system, a roof terrace with a bathroom, a barbecue area, a shower, and a toilet.

The penthouse come with title deeds and was completed in November 2019. The penthouse has one cove...

#### Property Info

Covered Area **193**  
 Covered Veranda **61**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **244333**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Construction Year **2019**  
 Bathrooms **3**

#### Amenities

- Parking

#### Location

**Location:** Limassol - Agios Nektarios Region: **Limassol**

## Price: €950 000 + VAT

VAT for this property is **€77,132** or **€180,500**. 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>~€34 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 922.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                   |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€950 000 on May 1, 2026









