

For Sale, Apartment, Penthouse, Limassol, Agios Nicolaos, 120m²

For Sale : **€ 639,000**

Description
Discover a modern three-bedroom penthouse apartment in the highly desirable Agios Nikolaos area of Limassol — a contemporary residence that perfectly combines elegance, comfort, and exceptional outdoor living spaces. This property is an excellent opportunity for both private residence and real estate investment in Cyprus, located in one of the city's most sought-after residential areas.

The apartment is situated on the third floor of a modern three-storey building and features a functional and well-designed layout. The open-plan kitchen flows seamlessly into the dining and living area, creating a bright and welcoming environment ideal for everyday living and entertaining.

The residence offers three comfortable bedrooms, including a master bedroom with an en-suite bathroom, as well as an additional modern bathroom. Covered verandas provide additional outdoor living areas where residents can relax and enjoy the pleasant Limassol climate.

A standout feature of the property is the private 36 sqm roof garden, which includes a storage room, laundry room, bathroom, and a dedicated barbeque area, creating the perfect setting for relaxation and social gatherings.

In addition, the apartment benefits from a private storage room and one covered parking space on the ground floor of the building, enhancing both practicality and convenience.

One of the property's key advantages is its prime location, situated just 700 meters from the beach and close to supermarkets, schools, cafés, restaurants, and all essential amenities. It also offers easy access to the center of Limassol, main roads, and the motorway.

Agios Nikolaos is considered one of the top choices for apartment purchases in Limassol, while the increasing demand for apartment rentals in Limassol makes this property an excellent investment opportunity with strong capital growth potential.
The property is subject to VAT.

Do not miss the opportunity to own a modern penthouse with private roof garden in one of Limassol's most desirable residential areas.
Contact G&P Lazarou Estate Agents today at +357 25024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Apartment**
Website

Status: **Available**

Unit Number: **303**

Main Features

Property Subtype: **Penthouse**
Bedrooms: **3**
Furnished: **Unfurnished**

Construction Stage: **Under Construction**
Bathrooms: **3**
Covered Parking: **1**

Construction Year: **2027**
Kitchen Type: **Open Plan**
Floors Building: **3**

Area

Internal Area: **96m²**
Total Area: **120m²**

Covered Verandas: **25m²**
Roof Garden Area: **36m²**

Covered Area: **120m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Separate Laundry Room, Storage Space

Gallery







