



**VIVO**  
REALTY

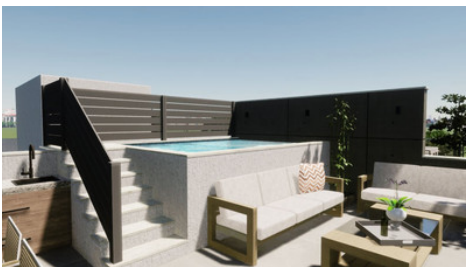
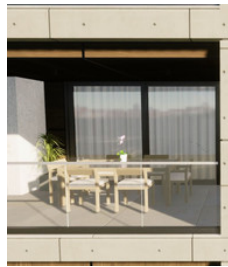


## 3 BEDROOM APARTMENT 700 m TO THE SEA IN AG.IOANNIS

 [Limassol, Agios Ioannis](#)

8181523





<b>Price</b>	€445,000 +VAT	<b>Type</b>	Apartment
<b>Bedrooms</b>	3	<b>Covered</b>	105 m <sup>2</sup>
<b>Covered veranda</b>	28 m <sup>2</sup>	<b>Year of Construction</b>	2024
<b>Status</b>	Off plan	<b>Energy efficiency rating</b>	A
<b>Floor</b>	3 / 4	<b>Area</b>	Limassol, Agios Ioannis

## Description

An exquisite residential building located in the vibrant Agios Ioannis area at the heart of Limassol. Perfectly positioned less than 700 meters from the beach and under 1 kilometer from the bustling Limassol Marina, offers unparalleled access to the best the city has to offer.

This prime location is surrounded by significant development, with numerous high-rise buildings emerging, making it the epicenter of growth and modern urban living.

The complex features eight meticulously designed apartments, including three luxurious three-bedroom flats and five elegant two-bedroom flats. Adding to the allure, the two apartments on the fourth floor boast their own private roof gardens with exclusive swimming pools, offering residents a high level of luxury and breathtaking views of the Limassol seafront. Each apartment is crafted with a keen eye for detail, blending contemporary design with functionality to create spaces that are as comfortable as they are stylish.

Experience the epitome of modern living with state-of-the-art amenities and sophisticated interiors. Whether you are relaxing in your spacious living room, preparing a meal in your sleek modern kitchen, or enjoying the serene views from your private balcony.

Starting construction end of 2024

Expected delivery 02.2026



### Sofia Geralis

Property Consultant

✉ sgerali@vivorealty.com.cy

☎ (+357) 99408353

## Facilities

Aircondition, Provision

Parking, Covered

Storage

Heating, Provision

Elevator

Gated complex

---

## Features

Sound insulation

Easy access to highway

Connected to electric mains

Balcony, front

Fitted wardrobes

Investment opportunity

Open plan

Double glazing

Quiet Area

Rental Potential

Luxury specifications

Walking distance to beach

Near amenities

Easy access to main roads

Combined kitchen and dining area

Municipal water/sewage

Balcony

Pressurized water system

Bright

Ceramic tiles

Guest WC

CCTV

En suite Shower

Modern design

Near bus route

---

## Distances

**Amenities** 200 m

**Sea** 700 m

**Schools** 1 km

**Airport** 65 km

**Public Transport** 500 m

## Floor plans



ΚΑΤΟΨΗ ΙΣΟΓΕΙΟΥ



ΚΑΤΟΨΗ 1ου ΟΡΟΦΟΥ



ΚΑΤΟΨΗ 2ου ΟΡΟΦΟΥ



ΚΑΤΟΨΗ 3ου ΟΡΟΦΟΥ



ΚΑΤΟΨΗ 4ου ΟΡΟΦΟΥ



ΚΑΤΟΨΗ ΟΡΟΦΗΣ

