

## 2 Bedroom Apartment for Sale in Limassol District

For sale is a modern top-floor apartment currently under construction in the vibrant area of Agios Nicolaos. With an internal space of 78 m², this home offers a comfortable and stylish living environment for couples, small families, or professionals. The apartment includes two spacious bedrooms and two well-appointed bathrooms, providing both privacy and convenience.



Located on the uppermost floor, residents will enjoy extra peace and outstanding views, all made easily accessible thanks to the building's elevator. The property is designed for efficiency, holding a top energy rating of A, which guarantees lower energy costs and a more eco-friendly lifestyle.

Agios Ni...

### Property Info

Covered Area  
Heating  
Air Conditioning

**78**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number **21569**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

- Elevator

### Location

Region: **Limassol**  
Coordinates: **34.692593643025 / 33.053805341479**

## Price: €470 000 + VAT

VAT for this property is **€23,500** or **€89,300**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 026.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
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## Price change history

€420 000 on Jul 3, 2024  
 €430 000 on Mar 11, 2025  
 €470 000 on Dec 10, 2025





