

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

Reference ID: #SA34908  
Price details: €569,000 +VAT  
Building is situated in Limassol's city center, just a 15-minute walk from the beach. The development includes one, two, and three-bedroom units, as well as stylish penthouses. This prime location supports both high demand for short-term and long-term rentals with strong potential for capital appreciation. **Market Insights:** Open Market Rentals: • 1-Bedrooms: €2,000 - €2,200 per month. • 2-Bedrooms: €2,700 - €2,900 per month. • Rental Growth: The area has seen a 45%+ increase in rental rates over the past three years, indicating strong market trends for continued growth. • Value Appreciation: The neighborhood is thriv... ✖

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>121</b>			Reference Number	<b>SA34908</b>
Covered Veranda	<b>25</b>			Property type	<b>Apartment</b>
Floor Number	<b>3</b>	Pool	<b>No</b>	Condition	<b>Under Construction</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>	Construction Year	<b>2027</b>
Energy Efficiency	<b>N/A</b>			Bathrooms	<b>2</b>
Air Conditioning	<b>No</b>				

Amilities	Location	
• Storage room	<b>Location:</b> Limassol - Agios Nicolaos Coordinates: <b>34.689465079858 / 33.054804641767</b>	Region: <b>Limassol</b>

## Price: €569 000 + VAT

VAT for this property is **€28,450** or **€108,110**. 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 Price per SQM	<b>None</b> <b>€4 702.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€583 000 on Aug 26, 2024  
€525 000 on Nov 15, 2024  
€549 000 on Jan 15, 2025  
€566 000 on Feb 17, 2025  
€578 000 on Mar 6, 2025  
€569 000 on Jun 4, 2025



