

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

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

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	Excluded	Title transfer fee Price per SQM	None €4 702.00/m²	Common expenses	None
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Representative: Smart Assets

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A
Phone: +35777000111			

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



