

### 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 thriving...



#### Property Info

Covered Area **121**  
 Covered Veranda **25**  
 Floor Number **3**  
 Furnishing **Unfurnished**  
 Energy Efficiency **N/A**  
 Air Conditioning **No**

#### Plot / Area Info

Pool **No**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **SA34908**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2027**  
 Bathrooms **2**

#### Amenities

- Storage room

#### Location

**Location:** Limassol - Agios Nicolaos      Region: **Limassol**  
 Coordinates: **34.689465079858 / 33.054804641767**

## 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 | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 702.00/m<sup>2</sup></b> |                 |             |

## 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>                     |
| Phone: <b>+35777000111</b> |              |            |                                |

## 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



