


## 2 Bedroom Apartment for Sale in Limassol - Agios Nektarios

Discover excellence, with this brand new two-bedroom top-floor apartment, that's available for sale in Agios Nektarios. The property covers 85 sqm of internal space and 12 sqm of covered veranda, 18 sqm uncovered veranda and 58 sqm roof garden. In more detail, it consists of a living room, an open-plan kitchen, two bedrooms, an en-suite shower and the main shower room. It is situated on the third floor of a three-story building and comes with one covered parking space and a storage unit. 

The project is ideally located in the heart of the city, giving easy access to both the seaside as well as the highway, while having all essential amenities nearby, such as supermarkets, kios...

### Property Info

Covered Area  
Heating  
Air Conditioning

**86**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number **21428**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**

### Amenities

- Balcony

### Location

**Location:** Limassol - Agios Nektarios  
Coordinates: **34.690746456438 / 33.048866437404**

Region: **Limassol**

## Price: €575 000 + VAT

VAT for this property is **€28,750** or **€109,250**. 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>€6 686.00/m²</b>		

## Representative: Kazo Real Estate

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## Price change history

€565 000 on Sep 10, 2024

€575 000 on May 6, 2025

