

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

Reference ID: #SA35072 Price details: €439,000 Two bedroom modern apartments All with separate deeds and fully furnished for sale on first second and third floors Small Buidling with only 7 units has an excellent location, in Agios Nektrarios Quarter of Limassol municipality. Quiet neighborhood with an easy and immediate access to the high-street market and city center where some of the best shops, cafeterias and restaurants are located. Two bedroom apartments with two baths 80-83m2 net areas plus 24m2 covered verandas Prices 439,000 – 459,000 NO VAT Penthouse with private pool Covered area: 140 sq.m + 55m2 covered verandas and 80m2 Roof garden Penthouse Price 990,000 NO VAT Year o...



### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>105</b>            |
| Covered Veranda   | <b>55</b>             |
| Floor Number      | <b>2</b>              |
| Furnishing        | <b>Furnished</b>      |
| Energy Efficiency | <b>N/A</b>            |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                       |
|---------|-----------------------|
| Pool    | <b>Yes</b>            |
| Parking | <b>Uncovered, Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>SA35072</b>   |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2019</b>      |
| Bathrooms         | <b>2</b>         |

### Amenities

- Storage room

### Location

**Location:** Limassol - Agios Nektarios

Region: **Limassol**

Coordinates: **34.688574406756 / 33.045798385015**

## Price: €439 000 + VAT

VAT for this property is **€21,950** or **€83,410**. 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>~€14 160.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 181.00/m²</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: +35777000111 |              |            |                                |

## Price change history

€1 100 000 on Sep 17, 2024  
 €990 000 on Dec 18, 2024  
 €439 000 on Jun 12, 2025







