

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

Reference ID: #SA35071 Price details: €439,000 Four 2-bedroom apartments and one three bedroom penthouse with pool, furnished are for sale. ✖  
 Resales NO VAT Building has an excellent location, in Agios Nektarios Quarter of Limassol city center municipality. Quiet neighborhood with an easy and immediate access to the high-street market where some of the best shops, cafeterias and restaurants next to Makarios Avenue are located. Two Beds Covered areas: 81-83 sq.m. Covered verandas: 22-24 sq.m. Penthouse 132m<sup>2</sup> plus 61m<sup>2</sup> covered verandas plus 80m<sup>2</sup> roof garden area Total 273m<sup>2</sup> at €950,000 Year of build: 2019 and all units with separate clean title deed in place Modern 3 floor building plus pe...

### Property Info

Covered Area	<b>105</b>
Covered Veranda	<b>45</b>
Floor Number	<b>1</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA35071</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: **34.688647118201 / 33.045854711404**

## 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/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: +35777000111			

## Price change history

€480 000 on Sep 17, 2024

€439 000 on Dec 17, 2024





