

## 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 132m2 plus 61m2 covered verandas plus 80m2 roof garden area Total 273m2 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  
**Coordinates:** **34.688647118201 / 33.045854711404**

Region: **Limassol**

## 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>
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## Price change history

€480 000 on Sep 17, 2024

€439 000 on Dec 17, 2024







