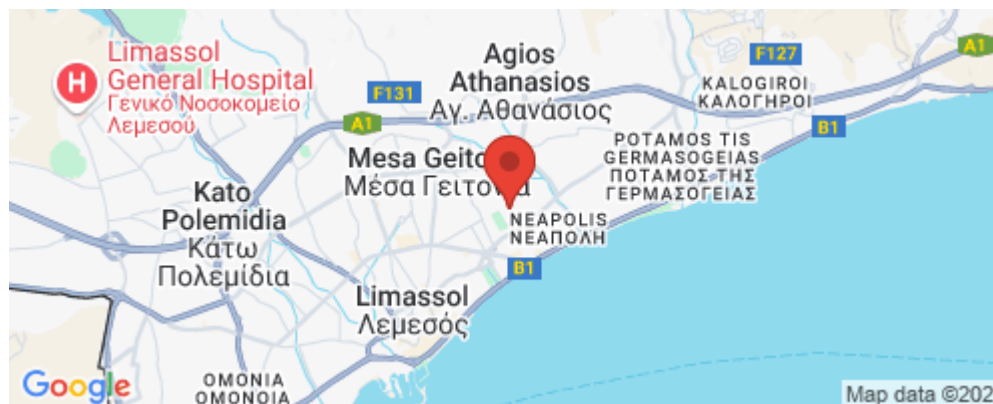


## 2 Bedroom Apartment for Sale in Limassol - Agios Nicolaos

Modern two bedroom penthouse with roof garden for sale in Agios Nikolaos, Limassol



The project comprises 9 luxury units, including two-bedroom apartments and exclusive penthouses with optional private pools. Located just 1km from the beach and close to all major amenities, this stylish development is ideal for both short-term and long-term rentals.

With modern designs, rooftop gardens, and breathtaking city views, it provides an exceptional investment opportunity in Limassol's thriving property market.

This two bedroom penthouse has an internal covered area of 76m<sup>2</sup>, a covered veranda of 12m<sup>2</sup> and a roof garden of 50m<sup>2</sup>.

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>76</b>	Pool	<b>Yes</b>	Reference Number	<b>53803</b>
Energy Efficiency	<b>A</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Air Conditioning	<b>No</b>			Condition	<b>Under Construction</b>
				Bathrooms	<b>2</b>
Amenities	Location				
• Elevator	<b>Location:</b> Limassol - Agios Nicolaos      Region: <b>Limassol</b> Coordinates: <b>34.6927253 / 33.0577984</b>				

## Price: €449 000 + VAT

VAT for this property is **€22,450** or **€85,310**. 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>€5 908.00/m²</b>		

## Representative: NCH Real Estate

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
License number	<b>571/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722424203, +35777770532</b>			

## Price change history

€438 000 on Sep 26, 2024

€459 900 on Dec 10, 2024

€449 000 on Jan 31, 2025

