

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

2-Bedroom Apartment – Modern Urban Comfort



Living & Dining

An open-plan living and dining area creates a spacious and welcoming heart of the home. Large glass doors lead to a covered veranda, where residents can enjoy outdoor dining or quiet moments with city views.

Kitchen

The kitchen combines style and practicality, fitted with high-quality cabinetry, countertops, and modern appliances, making it a functional yet elegant workspace.

Bedrooms

Two comfortable bedrooms are designed for both rest and versatility. The master includes a built-in wardrobe and en-suite bathroom, while the second bedroom is ideal for children, guests, or office use.

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### Property Info

Covered Area	<b>99</b>
Covered Veranda	<b>18</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>233662</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Nektarios      Region: **Limassol**  
**Coordinates:** **34.692992966092 / 33.048683550925**

## Price: €440 000 + VAT

VAT for this property is **€22,000** or **€83,600**. 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>€4 444.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
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## Price change history

€440 000 on Nov 28, 2024

