

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

Reference ID: #SA35657 Price details: €430,000 +VAT Project located on a premium parcel of land in one of the city's most luxurious and notorious neighborhood, overlooking the prestigious Makariou shopping street and just 800m away from the sea. Perfect location for high standard of living, Situated at Agios Nikolaos area, Limassol district. Building comprising of 17 Apartments. The top floor apartments have spacious Roof Gardens. All amenities such as Supermarkets, Restaurants and Schools are at the doorstep of this Project, also very close to the Public Garden. • Modern architecture • Spacious layouts • Open plan Design • VRV heating and cooling • Master bedrooms with unsuited shower...



### Property Info

### Plot / Area Info

Covered Area **95**  
 Floor Number **1**

### Additional info

Reference Number	<b>SA35657</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Limassol - Agios Nicolaos      Region: **Limassol**  
 Coordinates: **34.690222222589 / 33.054756025459**

## Price: €430 000 + VAT

VAT for this property is **€21,500** or **€81,700**. 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>€4 526.00/m<sup>2</sup></b>		

## Representative: Smart Assets

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## Price change history

€420 000 on Dec 19, 2024

€430 000 on Mar 6, 2025

