

## 2 Bedroom Apartment for Sale in Limassol District

Innovating Two Bedroom Apartment in Agios Nikolaos Area, Limassol. The Apartment is located only 700 m from Limassol's stunning beach, approx. 1 km from Limassol Marina promenade and, offering the perfect blend of urban convenience and residential charm. With easy access to the city center, top schools, supermarkets, shops, restaurants, and cafes, it is a highly sought-after area for families, professionals, and expats. The neighborhood also enjoys excellent infrastructure and quick connections to the highway and coastal areas.

Apartment for Sale in prestigious Agios Nicolaos area, Limassol. The flat offers a luxury and convenient internal layout with an open plan living/dining

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### Property Info

Covered Area

**110**

Heating

**Central Heating, Yes**

Air Conditioning

**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number

**50203**

Property type

**Apartment**

Condition

**Brand New**

Bathrooms

**2**

View

**City view**

### Amenities

• Guest WC

### Location

Region: **Limassol**

Coordinates: **34.68803634 / 33.05272759**

## Price: €870 000 + VAT

VAT for this property is **€43,500** or **€165,300**. 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 Price per SQM	<b>None</b> <b>€7 909.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealstate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€870 000 on Jan 26, 2025







