

## 2 Bedroom Apartment for Sale in Limassol District

Located in one of Limassol's most central and well-connected neighborhoods, this exclusive 2-bedroom penthouse is the final unit available in a boutique development in Agios Nikolaos. Just 700 meters from the sea, this elegant apartment combines modern design with a prime location, making it an ideal choice for both living and investment. X

### Property Features:

Location: Agios Nikolaos, Limassol

Floor: 3rd (Penthouse)

Status: Off-plan

Completion: Expected April 2027

### Interior:

Bedrooms: 2 spacious bedrooms designed with comfort in mind

Indoor Area: 75 m<sup>2</sup>, offering an open and functional layout

Storage: 2 m<sup>2</sup> for added convenienc...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>138</b>			Reference Number	<b>28659</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Brand New</b>
				Bathrooms	<b>3</b>
				View	<b>City view</b>

Amenities	Location
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Region: **Limassol**

Coordinates: **34.688407256479 / 33.055554601809**

## Price: €447 000 + VAT

VAT for this property is **€22,350** or **€84,930**. 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>€3 239.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€457 000 on Mar 6, 2025

€447 000 on Nov 19, 2025

