

## 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.



### 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

Covered Area

**138**

Furnishing

**Unfurnished**

Air Conditioning

**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number

**28659**

Property type

**Apartment**

Condition

**Brand New**

Bathrooms

**3**

View

**City view**

### Amenities

### Location



• Balcony

Region: **Limassol**

Coordinates: **34.688407256479 / 33.055554601809**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €459 000 + VAT

VAT for this property is **€22,950** or **€87,210**. 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>€3 326.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

- €457 000 on Mar 6, 2025
- €447 000 on Nov 19, 2025
- €439 000 on Feb 14, 2026
- €459 000 on Mar 25, 2026

