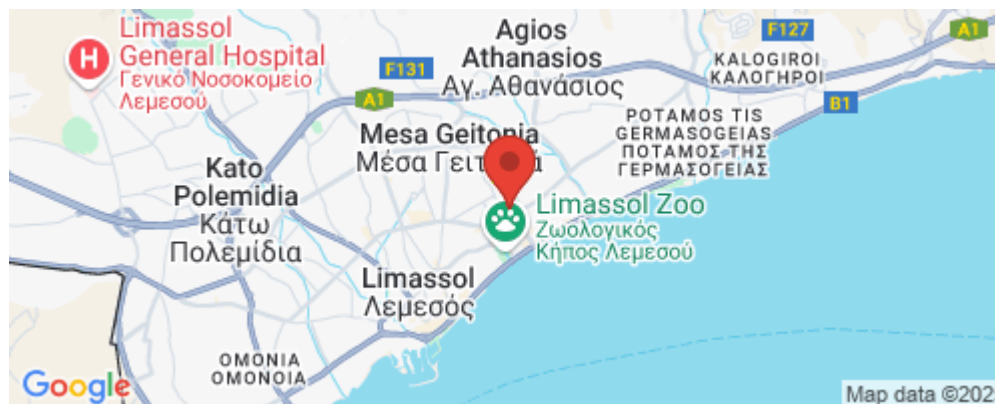


## 2 Bedroom Apartment for Sale in Limassol - Agios Nicolaos

Reference ID: #SA36135 Price details: €418,000 +VAT Project is a modern boutique development in the heart of Agios Nicolaos, Limassol. Featuring 12 spacious 2- bedroom apartments spread across three floors, this project is designed for comfort, convenience and contemporary living. Each unit offers thoughtfully designed interiors, ample natural light and private parking for residents. Located in a prime urban neighbourhood, provides easy access to shops, schools, cafes and major road connections, making it an ideal choice for homebuyers and investors alike. Experience modern living in one of Limassol's most sought- after areas. Available for sale two 2-bedroom penthouse apartments. Prices: €...



### Property Info

### Plot / Area Info

Covered Area **91**

Floor Number **3**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>SA36135</b>            |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2027</b>               |
| Bathrooms         | <b>3</b>                  |

### Amenities

### Location

**Location:** Limassol - Agios Nicolaos

Coordinates: **34.689499590051 / 33.055728347265**

Region: **Limassol**

## Price: €418 000 + VAT

VAT for this property is **€20,900** or **€79,420**. 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>€4 593.00/m²</b> |                 |             |

## Representative: Smart Assets

|                     |              |            |                                |
|---------------------|--------------|------------|--------------------------------|
| Registration number | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number      | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€457 000 on Mar 6, 2025  
 €438 000 on Mar 22, 2025  
 €418 000 on Jun 4, 2025

