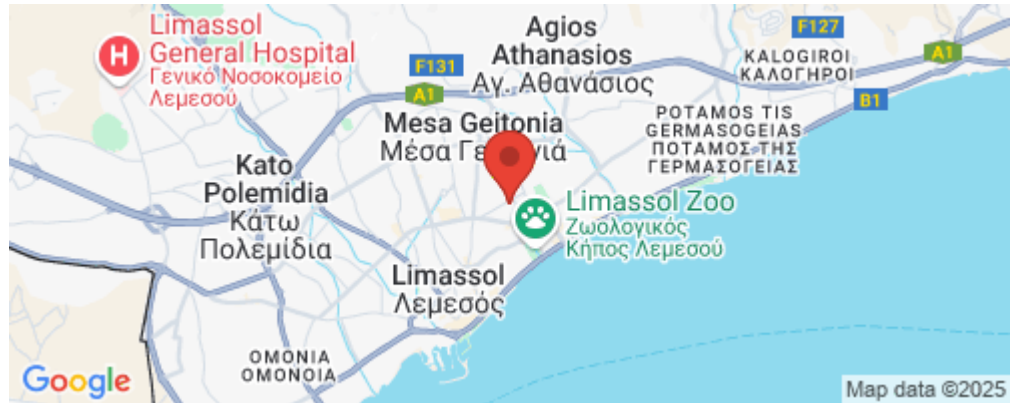# 2 Bedroom Apartment for Sale in Agios Nectarios, Limassol District

The 2-bedroom fully furnished and equipped apartment is located in immediate proximity to Makariou Avenue and Riga Fereou, right in the heart of Limassol, within walking distance to pharmacies, supermarkets, and restaurants, and just 700m from the beach. It has 2 bathrooms (with the bathtub and guest WC), a/c split units in all rooms, storage on the ground floor, covered parking, and a spacious covered terrace to enjoy your morning coffee. There is NO VAT and it has a title deed. Year of construction- 2019.

The covered area is 78sq.m plus a covered veranda 31sq.m. The total size is 109 m2.

ROI: 6%

Licensed Real Estate Agent A.A 631/E – A/...

Property Info

Covered Area	**92**
Covered Veranda	**14**
Uncovered Veranda	**10**
Floor Number	**3**
Total Number of Floors	**4**
Furnishing	**Furnished**
Energy Efficiency	**B**
Air Conditioning	**All rooms, Yes**

Plot / Area Info

Pool	**No**
Parking	**Covered, Yes**

Additional info

Reference Number	**1673**
Property type	**Apartment**
Condition	**Pre-Owned**
Construction Year	**2019**
Bathrooms	**2**

Amenities

Location

- Air Conditioning
- Balcony
- Elevator
- Guest WC
- Parking
- Storage room

Location: Agios Nectarios   Region: **Limassol**

Coordinates: **34.68966 / 33.05059**

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	**Excluded**	Title transfer fee	**~€13 800.00**	Common expenses	**None**
Title deed	**Has Title**	Price per SQM	**€4 674.00/m²**		

Price change history

€430 000 on Mar 6, 2025