

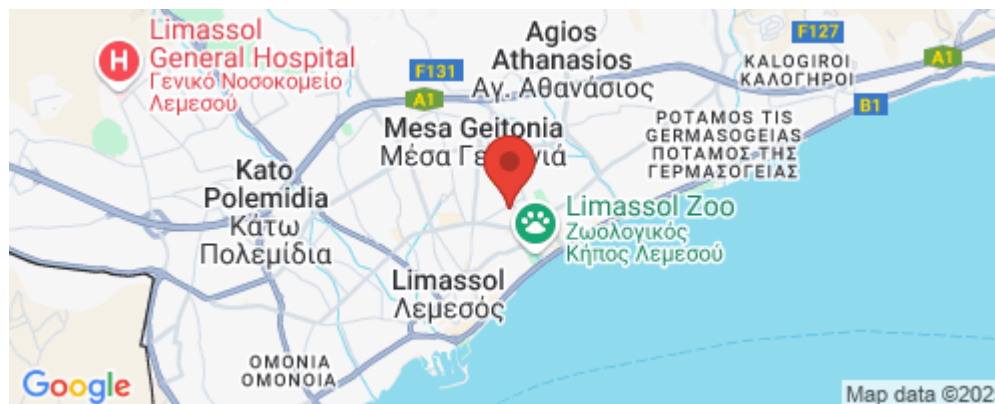
## 2 Bedroom Apartment for Sale in Agios Nectarios, Limassol District

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		Plot / Area Info		Additional info	
Covered Area	92			Reference Number	1673
Covered Veranda	14			Property type	Apartment
Uncovered Veranda	10			Condition	Pre-Owned
Floor Number	3	Pool	No	Construction Year	2019
Total Number of Floors	4	Parking	Covered, Yes	Bathrooms	2
Furnishing	Furnished				
Energy Efficiency	B				
Air Conditioning	All rooms, Yes				
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









