


2 Bedroom Apartment for Sale in Agios Nectaros, 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 +uncovered 6sq.m. The total covered is 109 m2. PRICE FOR SALE: €410,000
ROI: 6.6%

Four x ...

Property Info

Covered Area	109
Covered Veranda	31
Uncovered Veranda	6
Floor Number	1
Total Number of Floors	4
Furnishing	Furnished
Energy Efficiency	B
Air Conditioning	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

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

Location

Location: Agios Nectaros Region: **Limassol**
Coordinates: **34.68929 / 33.05081**

Price: €410 000 + VAT

VAT for this property is €20,500 or €77,900. 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	~€13 000.00	Common expenses	None
Title deed	Has Title	Price per SQM	€3 761.00/m²		

Price change history

€410 000 on Mar 6, 2025





