

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 +uncovered 6sq.m. The total covered is 109 m2. PRICE FOR SALE: €410,000 ROI: 6.6%

Limassol Agios General Hospita Athanasios ενικό Νοσοκομείο Αν. Αθανάσιος GERMASOGEIAS ΠΟΤΑΜΟΣ ΤΗΣ: Mesa Geitonia ΓΕΡΜΑΣΟΓΕΙΑΣ Μέσα Γε Kato Polemidia Limassol Zoo Ζωολογικός Κάτω Πολεμίδια Κήπος Λεμεσού Limassol Λεμεσός OMONIA OMONOIA Map data @2025

Four x ...

	Property Info		Plot / Area Info	Additional info		
	Covered Area	109				
	Covered Veranda	31			Deference Number	1672
Uncovered Veranda 6		6			Reference Number 1673	
	Floor Number	1	Pool	No	Property type	Apartment
		_			Condition	Pre-Owned
	Total Number of Floors 4		Parking	Covered, Yes	Construction Year 2019	2019
	Furnishing	Furnished				
	Energy Efficiency	В			Bathrooms	2

Amenities Location

Yes

Air Conditioning



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

Location: Agios Nectarios 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	Camana a avenana	None
Title deed	Has Title	Price per SOM	€3 761.00/m ²	Common expenses	None

Price change history

€410 000 on Mar 6, 2025















