

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%

Four x ...

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

Amenities	Location
<ul style="list-style-type: none">• Air Conditioning• Balcony• Elevator• Guest WC• Parking• Storage room	Location: Agios Nectarios 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





