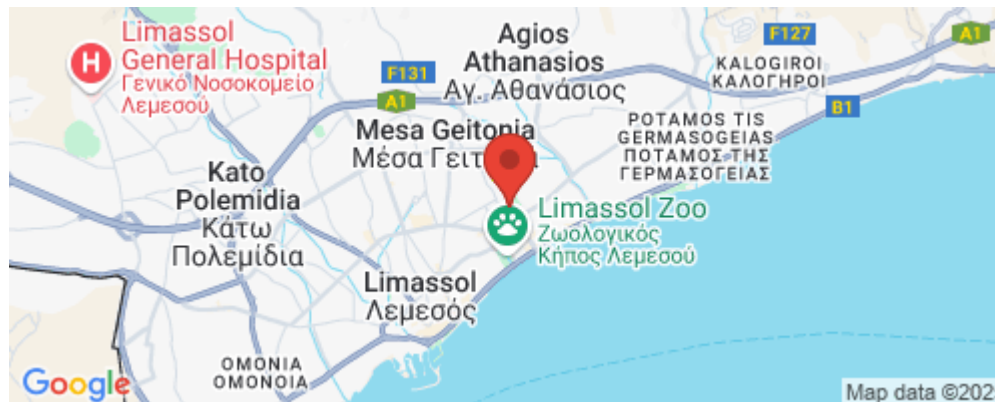


## 2 Bedroom Apartment for Sale in Limassol District

Modern 2nd-floor apartment for sale in Limassol City, Agios Nikolaos, offering 78.40 sq.m. of living space. This off-plan property features 2 spacious bedrooms, 1 bathroom, and 1 designated parking space (closed). Designed with energy efficiency in mind, the apartment holds an Energy Certificate A rating. It is conveniently located near key amenities such as parks, the sea, supermarkets, and the city center, making it ideal for both comfortable living and easy access to daily needs. Additional storage space is available, ensuring practical living. A great opportunity for modern city living in Limassol.



### Property Info

Covered Area	<b>78.4</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking	<b>Yes</b>
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### Additional info

Reference Number	<b>1115618</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

#### Location

Region: **Limassol**  
 Coordinates: **34.6902543 / 33.0555112**

## Price: €445 000 + VAT

VAT for this property is **€22,250** or **€84,550**. 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	<b>Excluded</b>	Title transfer fee	<b>~€14 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 705.00/m<sup>2</sup></b>		

## Representative: Century 21

Registration number	<b>1141</b>	Email	<b>info@c21cy.com</b>
License number	<b>110/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35725267979</b>			

## Price change history

€445 000 on Mar 23, 2025

