


## 2 Bedroom Apartment for Sale in Limassol District

First Floor, Two Bedroom Apartment for sale in Agios Nikolaos area, Limassol. The property is located less than 700m from the beach & city center and 200m from schools. Its proximity to high-tech offices, the city center, and beach makes it highly sought-after for both long-term and short-term rentals. 

Apartment for sale in prestigious Agios Nikolaos area, Limassol. The apartment offers luxury living. It consists of an open plan living/dining area, kitchen, two bedrooms, a main bathroom (with shower) and covered veranda. Residents will have access to a covered parking area on the ground floor.

The apartment is part of an apartment building of 12 luxury apartments. The de...

### Property Info

Covered Area  
Air Conditioning

**53**  
**All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **51146**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**

### Amenities

- Elevator

### Location

Region: **Limassol**  
Coordinates: **34.690477039666 / 33.058824745**

**Price: €268 000 + VAT**

VAT for this property is **€13,400** or **€50,920**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 057.00/m<sup>2</sup></b> |                 |             |

**Representative: Kalogirou Real Estate**

|                     |              |            |                                     |
|---------------------|--------------|------------|-------------------------------------|
| Registration number | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number      | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: +35724003723 |              |            |                                     |

**Price change history**

€268 000 on Apr 5, 2025







2 BEDROOMS 53 SQM + 10 SQM COVERED

