

## 2 Bedroom Apartment for Sale in Limassol District

Top 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. ✖

Third floor apartment for sale in prestigious Agios Nikolaos area, Limassol. It consists of an open plan, kitchen, living, dining area, two bedrooms, a main bathroom and covered veranda. Additionally, the property will have access to a covered parking area and storage.

The apartment is part of an apartment building of 12 luxury apartments. The development is situated in a pr...

| <b>Property Info</b> |                       | <b>Plot / Area Info</b> |                     | <b>Additional info</b> |                  |
|----------------------|-----------------------|-------------------------|---------------------|------------------------|------------------|
| Covered Area         | <b>75</b>             |                         |                     | Reference Number       | <b>51161</b>     |
| Air Conditioning     | <b>All rooms, Yes</b> | Parking                 | <b>Covered, Yes</b> | Property type          | <b>Apartment</b> |
|                      |                       |                         |                     | Condition              | <b>Brand New</b> |
|                      |                       |                         |                     | Bathrooms              | <b>1</b>         |

| <b>Amenities</b> | <b>Location</b>   |
|------------------|---|
| • Elevator       | Region: <b>Limassol</b><br>Coordinates: <b>34.690477039666 / 33.058824745</b> |

## Price: €352 500 + VAT

VAT for this property is **€17,625** or **€66,975**. 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<br>Price per SQM | <b>None</b><br><b>€4 700.00/m<sup>2</sup></b> | Common expenses | <b>None</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: <b>+35724003723</b> |              |            |                                     |

## Price change history

€352 500 on Apr 5, 2025





**2 BEDROOMS 75 SQM + 10 SQM COVERED**

