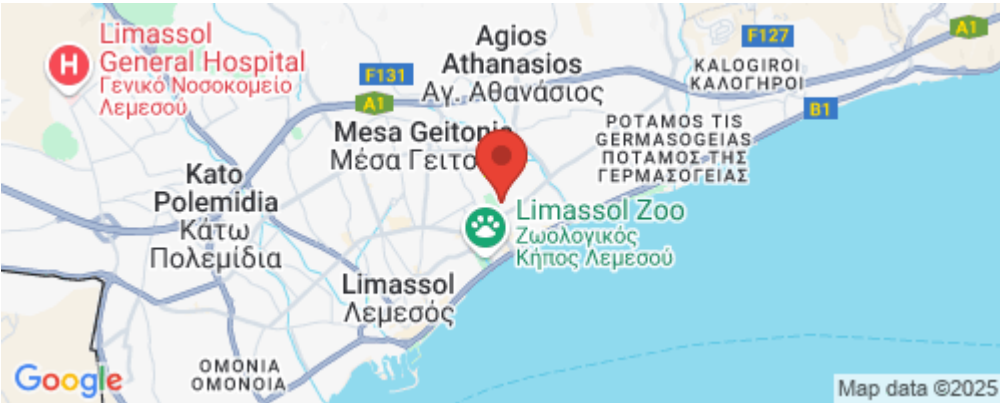


2 Bedroom Apartment for Sale in Limassol District

For sale is a modern off-plan apartment located in the desirable area of Agios Nicolaos. This stylish home will offer 90 m² of well-designed internal space on the 4th floor of a 5-story building with elevator access. The apartment features two spacious bedrooms, two contemporary bathrooms, and an open-plan living area, perfect for comfortable living.



Agios Nicolaos is a popular and vibrant neighborhood known for its welcoming community and convenient lifestyle. Residents enjoy easy access to local shops, cafes, schools, and parks, all within walking distance. The area also offers good transport links, making it easy to reach the main city and nearby attractions.

The new dev...

Property Info

|                  |                         |
|------------------|-------------------------|
| Covered Area     | 90                      |
| Heating          | Underfloor Heating, Yes |
| Air Conditioning | All rooms, Yes          |

Plot / Area Info

|         |                |
|---------|----------------|
| Pool    | Yes            |
| Parking | Uncovered, Yes |

Additional info

|                  |           |
|------------------|-----------|
| Reference Number | 14199     |
| Property type    | Apartment |
| Condition        | Brand New |
| Bathrooms        | 2         |

Amenities

- Gym

Location

Region: Limassol  
Coordinates: 34.691228006885 / 33.057994682675

## Price: €710 000 + VAT

VAT for this property is **€35,500** or **€134,900**. 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 | <b>Excluded</b> | Title transfer fee | <b>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 889.00/m²</b> |                 |             |

## Representative: Purple International Real Estate

|                     |              |            |                                    |
|---------------------|--------------|------------|------------------------------------|
| Registration number | <b>1052</b>  | Email      | <b>info@purpleinternational.eu</b> |
| License number      | <b>512/E</b> | Legal name | <b>A.A. Purple Real Estate Ltd</b> |
| Phone: +35723811058 |              |            |                                    |

## Price change history

€710 000 on May 2, 2025

€649 000 on Jun 6, 2025

€710 000 on Jul 8, 2025

