

## 2 Bedroom Apartment for Sale in Limassol - Agios Nektarios

This bright and spacious 2-bedroom apartment is ideally situated in Agios Nektarios, one of the most central and convenient neighborhoods in Limassol. Located on the 2nd floor of a well-maintained 3-storey building built in 2011, the property offers a rare combination of city-center living and quiet residential surroundings. X

The apartment features 81m<sup>2</sup> of internal space with an open-plan living and dining area that flows into a large 22m<sup>2</sup> covered balcony — perfect for relaxing or entertaining. It includes two generously sized bedrooms, a full bathroom with bathtub, and a spacious kitchen that complements the open layout.

Additional amenities include a covered parking spa...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>81</b>			Reference Number	<b>29427</b>
Air Conditioning	<b>All rooms, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
				Condition	<b>Pre-Owned</b>
				Bathrooms	<b>1</b>

Amenities	Location	
• Balcony	<b>Location:</b> Limassol - Agios Nektarios <b>Coordinates:</b> <b>34.689678943155 / 33.048595003668</b>	Region: <b>Limassol</b>

## Price: €415 000 + VAT

VAT for this property is **€20,750** or **€78,850**. 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 Price per SQM	<b>~€13 200.00</b> <b>€5 123.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€415 000 on May 8, 2025



