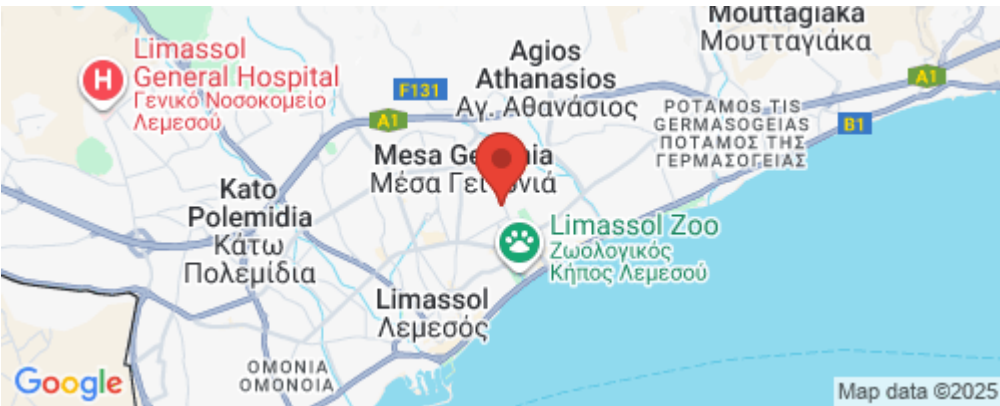


## 2 Bedroom Apartment for Sale in Limassol District

For sale off plan, this modern top-floor apartment offers an excellent opportunity for comfortable living in Agios Nicolaos. With an internal space of 75 m2, the layout features two well-sized bedrooms and one contemporary bathroom, ideal for couples, small families, or as an investment option.



Enjoy the convenience of an elevator, providing effortless access to the top floor, where large windows fill the home with natural light and offer striking city views. The spacious open-plan design allows for flexible living and dining arrangements, perfectly suited to modern lifestyles.

Agios Nicolaos is a vibrant area known for its friendly community atmosphere and easy access to es...

Property Info		Plot / Area Info		Additional info	
Covered Area	75	Parking	Covered, Yes	Reference Number	17531
Air Conditioning	All rooms, Yes			Property type	Apartment
				Condition	Brand New
				Bathrooms	1
				View	City view
Amenities		Location			
• Balcony		Region: Limassol			
		Coordinates: 34.692806934027 / 33.051858664183			

**Price: €472 000 + VAT**

VAT for this property is **€23,600** or **€89,680**. 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>€6 293.00/m<sup>2</sup></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>
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**Price change history**

€471 000 on May 21, 2025

€440 000 on Jun 14, 2025

€472 000 on Jul 9, 2025

