

## 2 Bedroom Apartment for Sale in Agios Nectarios, Limassol District

NO VAT, it has been paid already. The apartment is brand new. X

Located on a quiet residential street just 1km from the beach, this brand-new (2025) 2nd-floor apartment offers 75 sq.m of covered living space, a 13 sq.m covered veranda, and an additional 7 sq.m planter area. Featuring 2 bedrooms and 2 bathrooms (one with a spacious shower, and one guest WC), it comes fully equipped with kitchen appliances, a washing machine, a dryer, a Daikin A/C system, and WiFi-enabled electric heaters. Additionally, the apartment has covered parking and a private storage room. Energy Efficiency Class A. Conveniently located near main roads, schools, Sklavenitis supermarket, restaura...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>75</b>				
Covered Veranda	<b>20</b>			Reference Number	<b>1960</b>
Floor Number	<b>2</b>	Pool	<b>No</b>	Property type	<b>Apartment</b>
Total Number of Floors	<b>3</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Pre-Owned</b>
Furnishing	<b>Unfurnished</b>			Construction Year	<b>2025</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>2</b>
Heating	<b>Radiators, Yes</b>				

Amilities	Location	Region
<ul style="list-style-type: none"><li>• Air Conditioning</li><li>• Balcony</li><li>• Elevator</li><li>• Garden</li><li>• Guest WC</li><li>• Storage room</li></ul>	<b>Location:</b> Agios Nectarios <b>Coordinates:</b> 34.69224 / 33.03964	<b>Limassol</b>

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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>~€14 600.00</b> <b>€6 000.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Price change history

€430 000 on May 23, 2025

€450 000 on Aug 4, 2025







