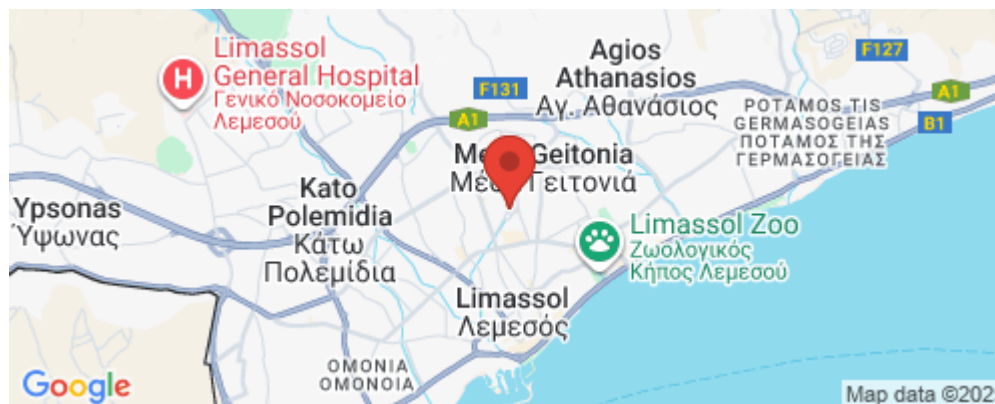


## 2 Bedroom Apartment for Sale in Agios Nectarios, Limassol District

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

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

Covered Area	<b>75</b>
Covered Veranda	<b>20</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Radiators, Yes</b>

### Plot / Area Info

Pool	<b>No</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>1960</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

### Amenities

- Air Conditioning
- Balcony
- Elevator
- Garden
- Guest WC
- Storage room

### Location

**Location:** Agios Nectarios      Region: **Limassol**  
**Coordinates:** **34.69224 / 33.03964**

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	Excluded	Title transfer fee	~€14 600.00	Common expenses	None
		Price per SQM	€6 000.00/m²		

Price change history

€430 000 on May 23, 2025  
€450 000 on Aug 4, 2025













