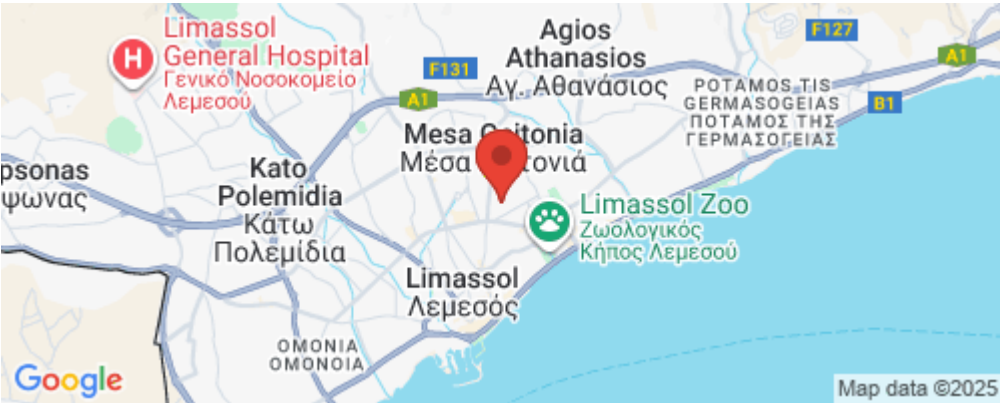


2 Bedroom Apartment for Sale in Limassol - Agios Nektarios

For sale: This modern, under-construction apartment offers 85 m2 of comfortable living space in a prime location. Situated on the first floor of a three-story building with an elevator, the residence features 2 spacious bedrooms and 2 contemporary bathrooms, providing ample space for families or professionals.



The apartment is set within a secure, gated complex and remains unfurnished, giving you the freedom to design your perfect home. Large windows let in plenty of natural light and showcase a beautiful city view. Residents will appreciate the peaceful atmosphere, while still being only moments away from the city center.

Agios Nektarios is known for its vibrant community a...

Property Info		Plot / Area Info		Additional info	
Covered Area	85	Parking	Covered, Yes	Reference Number	18113
Heating	Central Heating, Yes			Property type	Apartment
Air Conditioning	All rooms, Yes			Condition	Brand New
				Bathrooms	2
				View	City view
Amenities		Location			
• Balcony		Location: Limassol - Agios Nektarios		Region: Limassol	
		Coordinates: 34.690363092363 / 33.047010934302			

## Price: €489 000 + VAT

VAT for this property is **€24,450** or **€92,910**. 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>€5 753.00/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

€459 000 on May 31, 2025

€479 000 on Jul 5, 2025

€489 000 on Jul 30, 2025



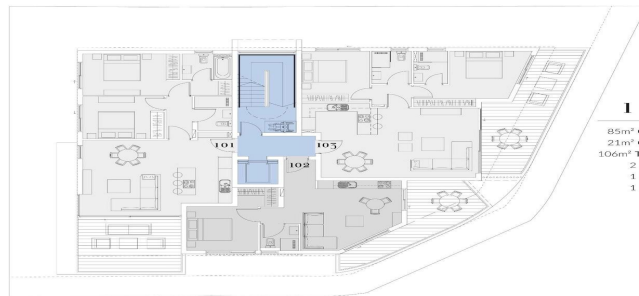




## first floor

residences 101 • 102 • 103

**101**  
85m<sup>2</sup> Cov. Area  
19m<sup>2</sup> Cov. Veranda  
104m<sup>2</sup> Total Cov. Area  
2 Bedroom  
1 Parking  
1 Storage Room



**103**  
85m<sup>2</sup> Cov. Area  
21m<sup>2</sup> Cov. Veranda  
106m<sup>2</sup> Total Cov. Area  
2 Bedroom  
1 Parking  
1 Storage Room

### 102

50m<sup>2</sup> Cov. Area  
16m<sup>2</sup> Cov. Veranda  
66m<sup>2</sup> Total Cov. Area  
1 Bedroom  
1 Parking  
1 Storage Room

first floor consists of two, two bedroom apartments and one, one bedroom apartment with open plan kitchen & living areas and covered verandas.

Purple International Real Estate