

## 2 Bedroom Apartment for Sale in Limassol District

For sale: Modern off-plan penthouse apartment in Agios Nicolaos, offering 75 square meters of internal space. This thoughtfully designed home features 2 comfortable bedrooms, 1 stylish bathroom, and an open-plan living area filled with natural light. Enjoy easy access with an elevator taking you directly to your floor, ensuring both comfort and convenience.



Agios Nicolaos is a vibrant and welcoming area, known for its blend of traditional charm and urban lifestyle. Here, you will find a variety of shops, cafes, schools, and parks all within walking distance. The neighborhood is ideal for those who appreciate a lively yet peaceful environment, with everything you need close at hand....

### Property Info

Covered Area **75**  
Heating **Central Heating, Yes**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **99**  
Parking **Covered, Yes**

### Additional info

Reference Number **26575**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**  
View **City view**

### Amenities

- Elevator

### Location

Region: **Limassol**  
Coordinates: **34.687642335473 / 33.055147853948**

## Price: €447 000 + VAT

VAT for this property is **€22,350** or **€84,930**. 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>€5 960.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
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## Price change history

€334 000 on Jun 4, 2025  
 €327 000 on Jun 20, 2025  
 €447 000 on Aug 28, 2025

