

## 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. X

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		Plot / Area Info		Additional info	
Covered Area	<b>75</b>	Plot area	<b>99</b>	Reference Number	<b>26575</b>
Heating	<b>Central Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Brand New</b>
				Bathrooms	<b>1</b>
				View	<b>City view</b>

Amilities	Location
• Elevator	Region: <b>Limassol</b> Coordinates: <b>34.687642335473 / 33.055147853948</b>

## Price: €439 000 + VAT

VAT for this property is **€21,950** or **€83,410**. 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>None</b> <b>€5 853.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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  
€439 000 on Feb 6, 2026

