

## 2 Bedroom Apartment for Sale in Limassol - Agios Nektarios

2-Bedroom Apartment - Modern Urban Comfort

### Living & Dining

An open-plan living and dining area creates a spacious and welcoming heart of the home. Large glass doors lead to a covered veranda, where residents can enjoy outdoor dining or quiet moments with city views.

### Kitchen

The kitchen combines style and practicality, fitted with high-quality cabinetry, countertops, and modern appliances, making it a functional yet elegant workspace.

### Bedrooms

Two comfortable bedrooms are designed for both rest and versatility. The master includes a built-in wardrobe and en-suite bathroom, while the second bedroom is ideal for children, guests, or office use.

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### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>99</b> |
| Covered Veranda        | <b>18</b> |
| Floor Number           | <b>3</b>  |
| Total Number of Floors | <b>3</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>233664</b>             |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Nektarios Region: **Limassol**

## Price: €525 000 + VAT

VAT for this property is **€26,250** or **€99,750**. 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>€5 303.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€525 000 on Jun 5, 2025

