

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

Reference ID: #SA35091 Price details: €359,000 +VAT Project located in Agios Nicolaos, this development features 9 luxury units, including two-bedroom apartments and penthouses with optional private pools. Just 1km from the beach and near key amenities, it is ideal for short- and long-term rentals. With modern design, rooftop gardens, and city views, this project offers a prime investment opportunity in Limassol's growing property market, promising strong rental yields and capital appreciation. Key Features: 9 units: two-bedroom apartments and penthouses with optional private pools. 1km from the beach, close to major amenities. Modern architecture and rooftop gardens. High rental yield potent...



### Property Info

### Plot / Area Info

Covered Area **72**

Floor Number **3**

### Additional info

Reference Number	<b>SA35091</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2027</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Limassol - Agios Nicolaos

**Coordinates:** **34.694942058533 / 33.053157448886**

**Region:** **Limassol**

**Price: €359 000 + VAT**

VAT for this property is **€17,950** or **€68,210**. 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>€4 986.00/m<sup>2</sup></b>		

**Representative: Smart Assets**

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**Price change history**

€359 000 on Jun 17, 2025

