

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

Reference ID: #SA35090 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 **SA35090**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2027**  
 Bathrooms **1**

**Amenities**

**Location**

**Location:** Limassol - Agios Nicolaos      Region: **Limassol**  
 Coordinates: **34.694932401744 / 33.053008921561**

## 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

