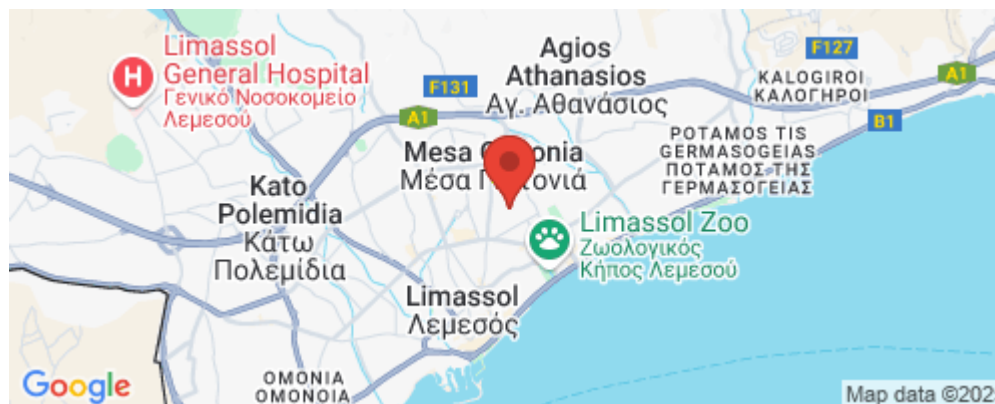


## 2 Bedroom Apartment for Sale in Limassol - Agios Nektarios

Two-bedroom apartment L4, with an internal area of 85 m<sup>2</sup>, is located on the first floor of a four-storey building.



Embrace modern city living at a stylish residential complex in the heart of Limassol. Ideally located with easy access to main roads and amenities, it offers 30 elegant 2 and 3-bedroom apartments across two A-rated, energy-efficient buildings. Each unit features expansive verandas and grand sliding doors that welcome natural light. Top-floor apartments include private rooftop gardens, perfect for relaxing or entertaining.

### Key Features:

- ✓ 15 apartments spread over 4 floors
- ✓ 30 apartments in total across two buildings
- ✓ Located in the heart of Limassol

| Property Info          |          | Plot / Area Info |              | Additional info  |                    |
|------------------------|----------|------------------|--------------|------------------|--------------------|
| Covered Area           | 109      | Parking          | Covered, Yes | Reference Number | 7381               |
| Covered Veranda        | 24       |                  |              | Property type    | Apartment          |
| Floor Number           | 1        |                  |              | Condition        | Under Construction |
| Total Number of Floors | 4        |                  |              | Bathrooms        | 1                  |
| Energy Efficiency      | A        |                  |              |                  |                    |
| Amenities              | Location |                  |              |                  |                    |



- Parking

**Location:** Limassol - Agios Nektarios

Region: **Limassol**

Coordinates: **34.691909398214 / 33.048344865695**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €445 000 + VAT

VAT for this property is **€22,250** or **€84,550**. 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>€4 083.00/m²</b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€445 000 on Jul 3, 2025







