


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

For sale is an off-plan apartment in the sought-after area of Agios Nektarios. This modern home offers 87 square meters of internal space with a functional layout. It features two spacious bedrooms and two bathrooms, ideal for comfortable living or as an investment. 

Located on the second floor of a four-story building with elevator, residents will enjoy easy access and a pleasant city view. The apartment is unfurnished, allowing buyers the freedom to personalize every detail. Its energy efficiency rating of A ensures low utility bills and an environmentally friendly lifestyle.

Agios Nektarios is a vibrant neighborhood known for its convenient location. The area is close to t...

### Property Info

Covered Area  
Furnishing  
Heating  
Air Conditioning

**87**  
**Unfurnished**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number **30691**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**  
View **City view**

### Amenities

- Balcony

### Location

**Location:** Limassol - Agios Nektarios  
Coordinates: **34.692232035458 / 33.041099254602**

Region: **Limassol**

## Price: €489 000 + VAT

VAT for this property is **€24,450** or **€92,910**. 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>€5 621.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€479 000 on Aug 2, 2025  
 €489 000 on Apr 26, 2026

