

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

For sale: Off-plan apartment with an internal area of 87 m<sup>2</sup>, offering a modern living experience in the heart of Agios Nektarios. This property is located on the third floor of a well-designed, four-floor building with an elevator, ensuring easy access for residents. X

The apartment features two well-sized bedrooms and two bathrooms, making it ideal for both families and professionals. Large windows provide plenty of natural light and a beautiful city view, creating a comfortable and inviting atmosphere. With an impressive energy efficiency rating of A, this home promises lower utility costs and a reduced environmental footprint.

Situated in Agios Nektarios, a lively resident...

**Property Info**

Covered Area **87**  
Furnishing **Unfurnished**  
Heating **Central Heating, Yes**  
Air Conditioning **All rooms, Yes**

**Plot / Area Info**

Parking

**Covered, Yes**

**Amenities**

• Balcony

**Location**

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

**Additional info**

Reference Number **30692**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**  
View **City view**

## Price: €495 000 + VAT

VAT for this property is **€24,750** or **€94,050**. 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<br>Price per SQM | <b>None</b><br><b>€5 690.00/m<sup>2</sup></b> | Common expenses | <b>None</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> |
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## Price change history

€495 000 on Aug 2, 2025

