

## 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.



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	<b>87</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>30692</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>
View	<b>City view</b>

### Amenities

- Balcony

### Location

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

## 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 690.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€495 000 on Aug 2, 2025

