

2 Bedroom Apartment for Sale in Limassol District

For sale is an exceptional off-plan apartment located in the sought-after area of Agios Nicolaos. This modern residence offers an internal space of 87 m2, thoughtfully designed for comfort and practicality. Positioned on the third floor of a four-story building with an elevator, the apartment boasts city views and an abundance of natural light.



The living space features two spacious bedrooms and two bathrooms, creating a convenient environment for families, couples, or professionals. Each room is carefully laid out, providing privacy and flexibility. The apartment is rated Energy Efficiency A, ensuring lower utility costs and a smaller environmental footprint.

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Property Info		Plot / Area Info		Additional info	
				Reference Number	20298
Covered Area	87			Property type	Apartment
Heating	Central Heating, Yes	Parking	Covered, Yes	Condition	Brand New
Air Conditioning	All rooms, Yes			Bathrooms	2
				View	City view
Amenities		Location			
• BBQ zone		Region: Limassol			
		Coordinates: 34.689322405829 / 33.049141395961			

## 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/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€495 000 on Aug 13, 2025

