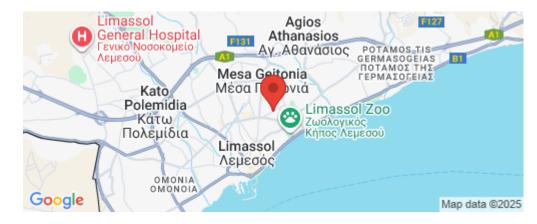


## 2 Bedroom Apartment for Sale in Limassol District

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.

Set within a s...

Property Info		Plot / Area Info		Additional info	
				Reference Number	20298
Covered Area	87			Property type	<b>Apartment</b>
Heating	Central Heating, Yes	Parking	Covered, Yes	Condition	<b>Brand New</b>
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.

2/3

VAT Excluded

Title transfer fee None

Price per SQM €5 690.00/m²

Common expenses None

## **Representative: Purple International Real Estate**

Registration number 1052 Email info@purpleinternational.eu License number 512/E Legal name A.A. Purple Real Estate Ltd

Phone: **+35723811058** 

## **Price change history**

€495 000 on Aug 13, 2025









