

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

This cozy 2-bedroom apartment is located in one of the most sought-after areas of Limassol – Mesa Geitonia, just 800 meters from the sea. Its prime location offers easy access to shops, banks, and the seaside promenade, making it popular among both locals and tourists. Uncovered parking space Fully furnished Excellent condition – used only a few months per year as a holiday apartment An ideal option for comfortable living or investment



### Property Info

### Plot / Area Info

Covered Area	<b>103</b>
Covered Veranda	<b>36</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Additional info

Reference Number	<b>A0359-1</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Limassol - Agios Nicolaos Region: **Limassol**  
Coordinates: **34.69433 / 33.06476**

**Price: €330 000 + VAT**

VAT for this property is **€16,500** or **€62,700**. 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>~€9 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 204.00/m²</b>		

**Representative: Cyprus Developers Alliance (CDA Group)**

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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**Price change history**

€365 000 on Aug 26, 2025

€330 000 on Sep 28, 2025





