


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

This modern development in walking distance to the beach, includes studios and 2 bedroom apartments and exclusive roof gardens offering city views. This prime location supports high demand for short and long term rentals with strong potential for capital appreciation. Open Market Rentals: Studios: Projected rental rates based on market trends. Rental Growth: The area has experienced a 45%+ increase in rental rates over the past three years, indicating robust market trends for continued growth. Value Appreciation: Neapolis is a thriving neighborhood with significant potential for property value appreciation. Investment Highlights: High Demand: The central location ensures high demand for bo... 

### Property Info

### Plot / Area Info

Covered Area **125**  
Covered Veranda **50**

### Additional info

Reference Number **S645-401**  
Property type **Apartment**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Limassol - Agios Nicolaos Region: **Limassol**  
Coordinates: **34.68827 / 33.05739**

**Price: €498 000 + VAT**

VAT for this property is **€24,900** or **€94,620**. 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>~€16 520.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 984.00/m<sup>2</sup></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**

€498 000 on Oct 4, 2025

