

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

The Residences in Agios Nikolaos area offer 9 units of two bedroom apartments and penthouses with optional private jacuzzi. Located just 1.3 km from the beach and close to all major amenities, this stylish development is ideal for both short term and long term rentals. With modern designs, rooftop gardens and breathtaking city views, the development provides an exceptional investment opportunity in Limassol's thriving property market. Residents will enjoy easy access to shopping, dining and entertainment, along with strong potential for capital appreciation and rental yields in this high demand area. The Project has EPC certificate with "A" Energy Efficiency Rating. ✖

### Property Info

### Plot / Area Info

Covered Area **138**

Covered Veranda **63**

### Additional info

Reference Number **S673-303**

Property type **Apartment**

Condition **Pre-Owned**

### Amenities

### Location

**Location:** Limassol - Agios Nicolaos Region: **Limassol**

Coordinates: **34.69489 / 33.05309**

**Price: €425 000 + VAT**

VAT for this property is **€21,250** or **€80,750**. 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>~€13 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 080.00/m<sup>2</sup></b>		

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

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**Price change history**

€425 000 on Oct 4, 2025

