

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

Have a look at this stylish two-bedroom apartment in the heart of Limassol. Situated right in the city center, this apartment offers unparalleled access to a wide range of amenities. Restaurants, shops, and schools are all just a short walk away, ensuring convenience for everyday living. Furthermore, the property is just a short drive from the sea, making it an ideal choice for those who value comfortable living, an active lifestyle, and proximity to both the seaside and the city center.



This property features a large veranda thoughtfully designed for outdoor relaxation, providing an inviting space for morning coffee or evenings spent with friends. The apartment is in immaculate con...

### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>112</b>            |
| Covered Veranda        | <b>29</b>             |
| Floor Number           | <b>3</b>              |
| Total Number of Floors | <b>4</b>              |
| Furnishing             | <b>Furnished</b>      |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                       |
|---------|-----------------------|
| Parking | <b>Uncovered, Yes</b> |
|---------|-----------------------|

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>10265</b>     |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2019</b>      |
| Bathrooms         | <b>1</b>         |

### Amenities

- Parking

### Location

**Location:** Limassol - Agios Nektarios Region: **Limassol**  
**Coordinates:** **34.688578 / 33.04583**

## Price: €459 000 + VAT

VAT for this property is **€22,950** or **€87,210**. 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>~€14 960.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 098.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
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## Price change history

€459 000 on Oct 8, 2025





















