

## 2 Bedroom Apartment for Sale in Limassol District

Situated in the highly desirable Agios Nikolaos area of Limassol, this modern off-plan 2-bedroom apartment offers an exceptional opportunity for those seeking a stylish and convenient lifestyle. Located on the first floor of a sleek, contemporary development, this property combines functionality, luxury, and an unbeatable location close to all the essentials of city living. ✖

With a total covered area of 72 sqm, including 60 sqm of internal living space and a spacious 12 sqm covered veranda, this apartment is designed for both comfort and style. Featuring two generously sized bedrooms, a well-appointed bathroom, and a guest toilet, this home is ideal for individuals, couples, or smal...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>72</b>			Reference Number	<b>32352</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Brand New</b>
				Bathrooms	<b>1</b>
				View	<b>City view</b>

Amilities	Location
• Guest WC	Region: <b>Limassol</b> Coordinates: <b>34.692774848619 / 33.061704272514</b>

## Price: €299 000 + VAT

VAT for this property is **€14,950** or **€56,810**. 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 Price per SQM	<b>None</b> <b>€4 153.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€339 000 on Dec 31, 2025

€299 000 on Jan 14, 2026

