

## 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 small...

### Property Info

Covered Area **72**  
Furnishing **Unfurnished**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **32352**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**  
View **City view**

### Amenities

- Guest WC

### Location

Region: **Limassol**  
Coordinates: **34.692774848619 / 33.061704272514**

## Price: €339 000 + VAT

VAT for this property is **€16,950** or **€64,410**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 708.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€339 000 on Dec 31, 2025

