

## 1 Bedroom Apartment for Sale in Limassol District

Located in the sought-after Agios Nikolaos area of Limassol, this stylish 1-bedroom apartment offers the perfect blend of contemporary design, comfort, and convenience. Situated on the first floor of a sleek and modern development, this apartment is ideal for individuals or couples looking for a sophisticated yet functional living space in a prime location.



With a total covered area of 62.5 sqm, including 52.5 sqm of internal living space and a 10 sqm covered veranda, this apartment maximizes its layout to provide a spacious and inviting environment. The open-plan living and dining area is perfect for relaxation, while the large bedroom offers privacy and comfort. The apartment als...

### Property Info

Covered Area	<b>62.5</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>32354</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>
View	<b>City view</b>

### Amenities

- Balcony

### Location

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

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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>€3 952.00/m²</b>		

## 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

€269 000 on Dec 31, 2025

€245 000 on Jan 14, 2026

