

## 2 Bedroom Apartment for Sale in Limassol District

Located in the heart of the desirable Agios Nikolaos area of Limassol, this stylish off-plan 2-bedroom apartment is perfect for those looking for a modern, convenient, and comfortable living space. Situated on the first floor of a sleek development, this apartment offers an ideal blend of privacy, functionality, and proximity to city amenities, making it a great choice for professionals, couples, or small families.



With a total covered area of 68.5 sqm — including 63.5 sqm of internal living space and a 5 sqm covered veranda — this apartment provides ample space for living and entertaining. The apartment includes two well-sized bedrooms, a bathroom, and a guest toilet, offering...

### Property Info

Covered Area **68.5**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **32355**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **1**  
 View **City view**

### Amenities

- Guest WC

### Location

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

## Price: €315 000 + VAT

VAT for this property is **€15,750** or **€59,850**. 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>€4 632.00/m²</b>		

## Representative: FOX

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

€347 000 on Dec 31, 2025

€315 000 on Jan 14, 2026

