

## 2 Bedroom Apartment for Sale in Limassol District

Introducing a contemporary 2-bedroom apartment located on the second floor in the heart of Agios Nikolaos, one of Limassol's most sought-after residential areas. With a smart, functional layout and modern finishes, this apartment offers a perfect blend of comfort and style. Ideal for small families, professionals, or couples, it's designed to provide a convenient and elegant living experience.



### Key Features:

2 Spacious Bedrooms: Two well-sized bedrooms, providing ample space for rest, study, or creative use.

Family Bathroom & Guest Toilet: A modern family bathroom, plus a separate guest toilet for added convenience and privacy.

Open-Plan Living Area: ...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>68.5</b>			Reference Number	<b>32361</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>

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

## Price: €325 000 + VAT

VAT for this property is **€16,250** or **€61,750**. 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>€4 779.00/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

€349 000 on Dec 31, 2025

€315 000 on Jan 14, 2026

€325 000 on Feb 14, 2026

