

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  |           |
|------------------|----------------|--|--------------|------------------|-----------|
|                  |                |  |              | Reference Number | 32361     |
| Covered Area     | 68.5           |  |              | Property type    | Apartment |
| Furnishing       | Unfurnished    | Parking  | Covered, Yes | Condition        | Brand New |
| Air Conditioning | All rooms, Yes |  |              | Bathrooms        | 1         |
|                  |                |  |              | View             | City view |
| Amenities        |                | Location                                       |              |                  |           |
| • Guest WC       |                | Region: Limassol                               |              |                  |           |
|                  |                | Coordinates: 34.692774848619 / 33.061704272514 |              |                  |           |

## Price: €349 000 + VAT

VAT for this property is **€17,450** or **€66,310**. 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>€5 132.00/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

€349 000 on Dec 31, 2025

