

## 2 Bedroom Apartment for Sale in Limassol District

Step into luxury living with this beautiful 2-bedroom, top-floor apartment, located on the 3rd floor of a modern and exclusive development in Agios Nikolaos, Limassol. Designed for those who appreciate elegance and contemporary style, this apartment offers generous living spaces, high-end finishes, and a private roof garden – perfect for relaxation or outdoor entertaining. ✖

### Key Features:

2 Spacious Bedrooms: Two well-sized bedrooms, including a master bedroom with an en-suite shower for added privacy and comfort.

2 Bathrooms: One family bathroom plus the en-suite in the master bedroom, both with sleek, modern fixtures and high-quality finishes.

Open-Plan Livin...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>125.5</b>			Reference Number	<b>32362</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>2</b>
				View	<b>City view</b>

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

## Price: €465 000 + VAT

VAT for this property is **€23,250** or **€88,350**. 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>€3 720.00/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

€465 000 on Dec 31, 2025

