

## 2 Bedroom Apartment for Sale in Limassol District

Welcome to this exceptional 2-bedroom top-floor apartment, offering a perfect combination of luxury, space, and modern design. Located on the 3rd floor of a contemporary development in the desirable Agios Nikolaos area, this apartment features expansive living spaces, high-quality finishes, and a private roof garden with stunning views. Ideal for those who appreciate both comfort and style, it's the perfect space to call home.



### Key Features:

**2 Spacious Bedrooms:** Two well-sized bedrooms, designed for comfort and functionality. The master bedroom is spacious and bright, providing the perfect retreat.

**1 Family Bathroom & 1 Guest Toilet:** A modern family bathroom plus...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>121</b>			Reference Number	<b>32363</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: €459 000 + VAT

VAT for this property is **€22,950** or **€87,210**. 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>€3 793.00/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>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€459 000 on Dec 31, 2025

