

## 2 Bedroom Apartment for Sale in Limassol District

Experience modern living at its finest with this stunning 2-bedroom apartment located on the 3rd floor of an exclusive development in the sought-after Agios Nikolaos area of Limassol. Offering expansive living spaces, stylish design, and the added benefit of a private roof garden, this apartment is perfect for those who appreciate both luxury and functionality.



### Key Features:

**2 Spacious Bedrooms:** Two generously sized bedrooms designed for maximum comfort, including a master bedroom with an en-suite shower for added privacy.

**2 Bathrooms:** A family bathroom plus a separate guest toilet, ensuring convenience and comfort for both residents and guests.

Open-Plan Livin...

| Property Info  |                       | Plot / Area Info                                      |                     | Additional info  |                  |
|--|-----------------------|---|---------------------|------------------|------------------|
| Covered Area   | <b>120</b>            | Parking   | <b>Covered, Yes</b> | Reference Number | <b>32364</b>     |
| Furnishing   | <b>Unfurnished</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  |                     |                  |                  |
| <ul style="list-style-type: none"> <li>• Guest WC</li> </ul> |                       | 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>€3 825.00/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

