

## 2 Bedroom Apartment for Sale in Limassol - Agios Nektarios

This premium fourth-floor two-bedroom, two-bathroom penthouse apartment offers 84 m<sup>2</sup> of internal living space, complemented by a 28 m<sup>2</sup> covered veranda and an impressive 113 m<sup>2</sup> private roof garden. Positioned on the top level, the apartment enjoys enhanced privacy, elevated views, and a refined indoor-outdoor lifestyle. ✖

The open-plan kitchen and living area is designed to maximise natural light and flows seamlessly onto the covered veranda, while the private roof garden further extends the living experience. This expansive outdoor space is ideal for entertaining, relaxation, and enjoying panoramic views across the city, mountains, and sea.

The master bedroom features an ...

Property Info	Plot / Area Info		Additional info	
Covered Area	<b>120</b>		Reference Number	<b>11485</b>
Covered Veranda	<b>28</b>		Property type	<b>Apartment</b>
Floor Number	<b>4</b>	Parking	Condition	<b>Under Construction</b>
Total Number of Floors	<b>4</b>		Bathrooms	<b>2</b>
			View	<b>Sea view</b>

### Amenities

- Roof Garden

### Location

**Location:** Limassol - Agios Nektarios      **Region:** **Limassol**  
**Coordinates:** **34.69127425 / 33.043195**

## Price: €900 000 + VAT

VAT for this property is **€45,000** or **€171,000**. 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>€7 500.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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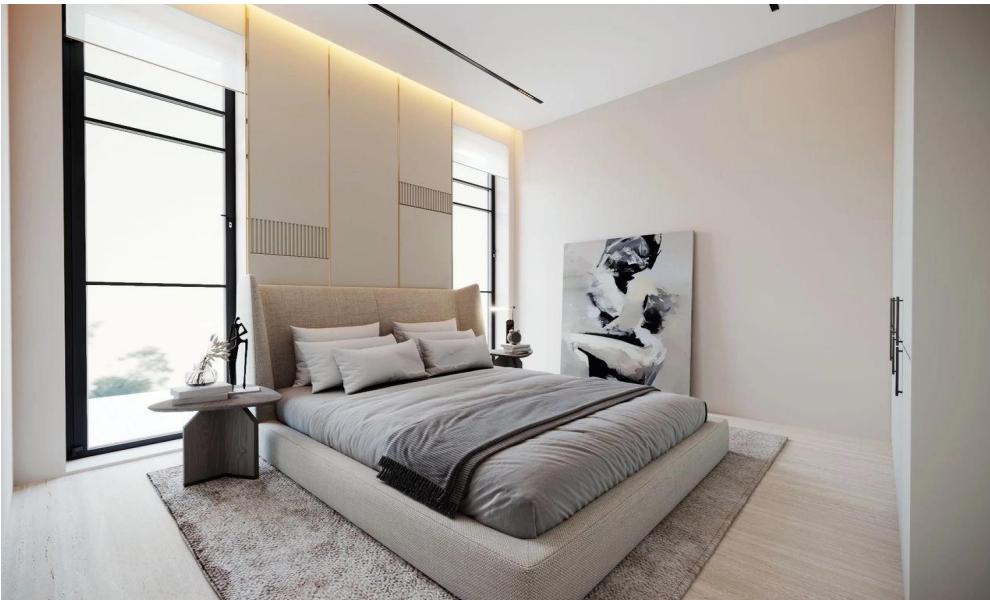
## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€900 000 on Jan 29, 2026





## FOURTH FLOOR

