

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

This spacious fourth-floor two-bedroom, two-bathroom apartment offers 85 m<sup>2</sup> of internal living space, complemented by an impressive 32 m<sup>2</sup> covered veranda. The unusually large veranda creates a seamless connection between indoor and outdoor living, making the apartment ideal for relaxation, entertaining, and lifestyle-focused buyers.



The open-plan kitchen and living area is designed to maximise natural light and flows effortlessly onto the veranda. The master bedroom includes an en-suite bathroom, while the second bedroom is served by a separate modern bathroom, providing comfort and flexibility for couples, families, or guests.

The apartment forms part of an elegant reside...

### Property Info

Covered Area	<b>125</b>
Covered Veranda	<b>32</b>
Uncovered Veranda	<b>24</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>11487</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

## Price: €810 000 + VAT

VAT for this property is **€40,500** or **€153,900**. 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>€6 480.00/m²</b>		

## 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

€810 000 on Jan 29, 2026







## FOURTH FLOOR



GREEN | Verandas  
BLUE | 1 Bed  
BEIGE | 2 Bed  
PINK | 3 Bed