2 Bedroom Apartment for Sale in Limassol - Agios Nektarios

Two-bedroom apartment for sale in Agios Nektarios, Limassol city centre, one of the most sought-after residential areas for both investment and permanent living. The property is ideally located within walking distance to Makariou Avenue, main roads, bus stops, shops, supermarkets, pharmacies, cafes, and offices, offering excellent convenience and strong rental demand.

The apartment is situated on the 2nd floor of a well-maintained 3-storey building (built in 2011) and features a comfortable living and dining area, separate kitchen, two bedrooms, and bathroom. The property also includes covered parking and a private storage room.

Currently rented until June, making it a ready...

Property Info

Covered Area	**103**
Furnishing	**Furnished**
Air Conditioning	**All rooms, Yes**

Plot / Area Info

| Parking | **Covered, Yes** |

Additional info

Reference Number	**32896**
Property type	**Apartment**
Condition	**Pre-Owned**
Bathrooms	**1**

Amenities

- Balcony

Location

Location: Limassol - Agios Nektarios

Region: **Limassol**

Coordinates: **34.688881431607 / 33.046709002809**

Price: €400 000 + VAT

VAT for this property is **€20,000** or **€76,000**. 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	**Excluded**	Title transfer fee Price per SQM	**~€12 600.00** **€3 883.00/m²**	Common expenses	**None**

Representative: FOX

Registration number	**488**	Email	**info@foxrealty.com.cy**
License number	**344/E**	Legal name	**FOX Smart Estate Agency Network Ltd**

Phone: **+35726940150, +35725267777, +35725760781**

Price change history

€400 000 on Feb 21, 2026