

## 2 Bedroom House for Sale in Limassol - Agios Nicolaos

Spacious 2-Bedroom Upper House with Private Roof Garden – Agios Nikolaos 

An excellent opportunity to acquire a bright and spacious upper-floor home in the sought-after area of Agios Nikolaos, offering generous internal space and a rare private roof garden perfect for outdoor living.

The property features a comfortable layout with two bedrooms, a welcoming sitting and dining area, a separate kitchen, and a bathroom. Two verandas provide additional space to relax and enjoy the outdoors.

One of the standout features of this home is the exclusive roof garden of approximately 100 sqm, accessed via its own private staircase. The roof garden also includes a 16 sqm ancillar...

### Property Info

Covered Area  
Furnishing  
Energy Efficiency

**106**  
**Unfurnished**  
**N/A**

### Plot / Area Info

Parking **No**

### Additional info

Reference Number **14656**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **1**

### Amenities

- Storage room

### Location

**Location:** Limassol - Agios Nicolaos    Region: **Limassol**  
Coordinates: **34.695227 / 33.055072**

## Price: €220 000 + VAT

VAT for this property is **€11,000** or **€41,800**. 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>~€5 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 075.00/m<sup>2</sup></b>		

## Representative: 4BuyandSell

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## Price change history

€250 000 on Mar 7, 2026  
 €220 000 on Mar 31, 2026





