


## 2 Bedroom Apartment for Sale in Limassol District

A modern 2-bedroom apartment located in the peaceful Agios Nicolaos area, in the heart of Limassol. Ideally suited for both comfortable living and investment, the property combines a central location with a quiet residential setting. The apartment occupies the entire floor, ensuring maximum privacy and exclusivity. 

The property features a well-designed layout with a bright open-plan living and dining area, maximizing space and natural light. The kitchen is modern and practical, while both bedrooms are well-proportioned, offering comfort and privacy.

### Key Features:

- 2-bedroom apartment occupying the entire floor
- Full-floor privacy with exclusive access

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### Property Info

Covered Area	<b>129</b>
Covered Veranda	<b>29</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>13113</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

Region: **Limassol**  
 Coordinates: **34.6955085 / 33.05600523**

## Price: €440 000 + VAT

VAT for this property is **€22,000** or **€83,600**. 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>€3 411.00/m<sup>2</sup></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

€440 000 on Apr 23, 2026

