

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

This well-balanced two-bedroom, two-bathroom apartment offers 81 m<sup>2</sup> of internal living space, complemented by a 16 m<sup>2</sup> covered veranda that extends the living and dining areas outdoors. The layout provides clearly defined zones for living, dining, and rest, making it ideal for long-term residence or executive rentals.



The master bedroom features an en-suite bathroom, while the second bedroom is served by a separate modern bathroom, offering both privacy and flexibility. Thoughtful design ensures efficient use of space, creating a comfortable and functional home.

The apartment is part of an elegant residential development across four refined floors, where natural materials, ...

### Property Info

Covered Area	<b>105</b>
Covered Veranda	<b>16</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>13541</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: €620 000 + VAT

VAT for this property is **€31,000** or **€117,800**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 905.00/m<sup>2</sup></b>		

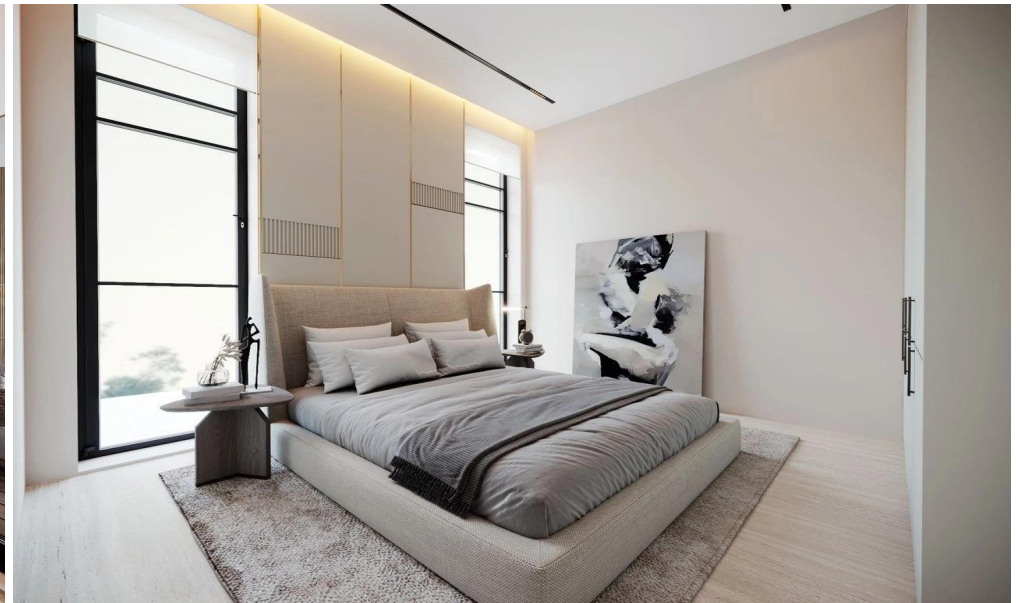
## Representative: RealDeal Estates

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

€620 000 on May 14, 2026





## 2 BEDROOM APARTMENT

Flat 104, 204, 304

FLOOR | 1, 2, 3



PARKING SLOT | 1 STORAGE | 1

INDOOR | 81 m<sup>2</sup>  
 COVERED VERANDA | 16 m<sup>2</sup>  
 COMMON AREA | 8.4 m<sup>2</sup>  
**TOTAL AREA | 105.4 m<sup>2</sup>**

