



#12035

# Modern Apartment for Sale in Agios Nicolaos (12035)

📍 Agios Nicolaos, Limassol

€525,000 +VAT











# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 2		 2		 87 m <sup>2</sup>	
Type		Apartment			
Toilets		2			
Status		Off plan			
Year of construction		2026			
Furnished		Unfurnished			
Structure		Concrete			
Facade		Concrete			
Energy efficiency rating		 A			

## Description

Modern Apartment for Sale in Agios Nicolaos (12035)

Step into modern living with this beautifully designed off-plan apartment, located in the heart of Agios Nicolaos. Set on the third floor of a sleek four-story building with elevator access, this home offers a well-planned 87 m<sup>2</sup> of internal space, featuring 2 spacious bedrooms and 2 contemporary bathrooms.

Designed with comfort and functionality in mind, this apartment delivers the ideal blend of style, efficiency, and location. Its Energy Efficiency Rating of A ensures lower energy bills and a sustainable lifestyle, while underfloor heating provides year-round comfort. Delivered unfurnished, the space is ready for you to customize to your personal taste.

Located in the vibrant neighborhood of Agios Nicolaos, residents will enjoy a lively yet relaxed setting filled with charming cafes, local shops, and easy access to beautiful beaches and green parks. Plus, quick access to the highway makes commuting effortless.

Key Features:

? 2 Bedrooms | 2 Bathrooms

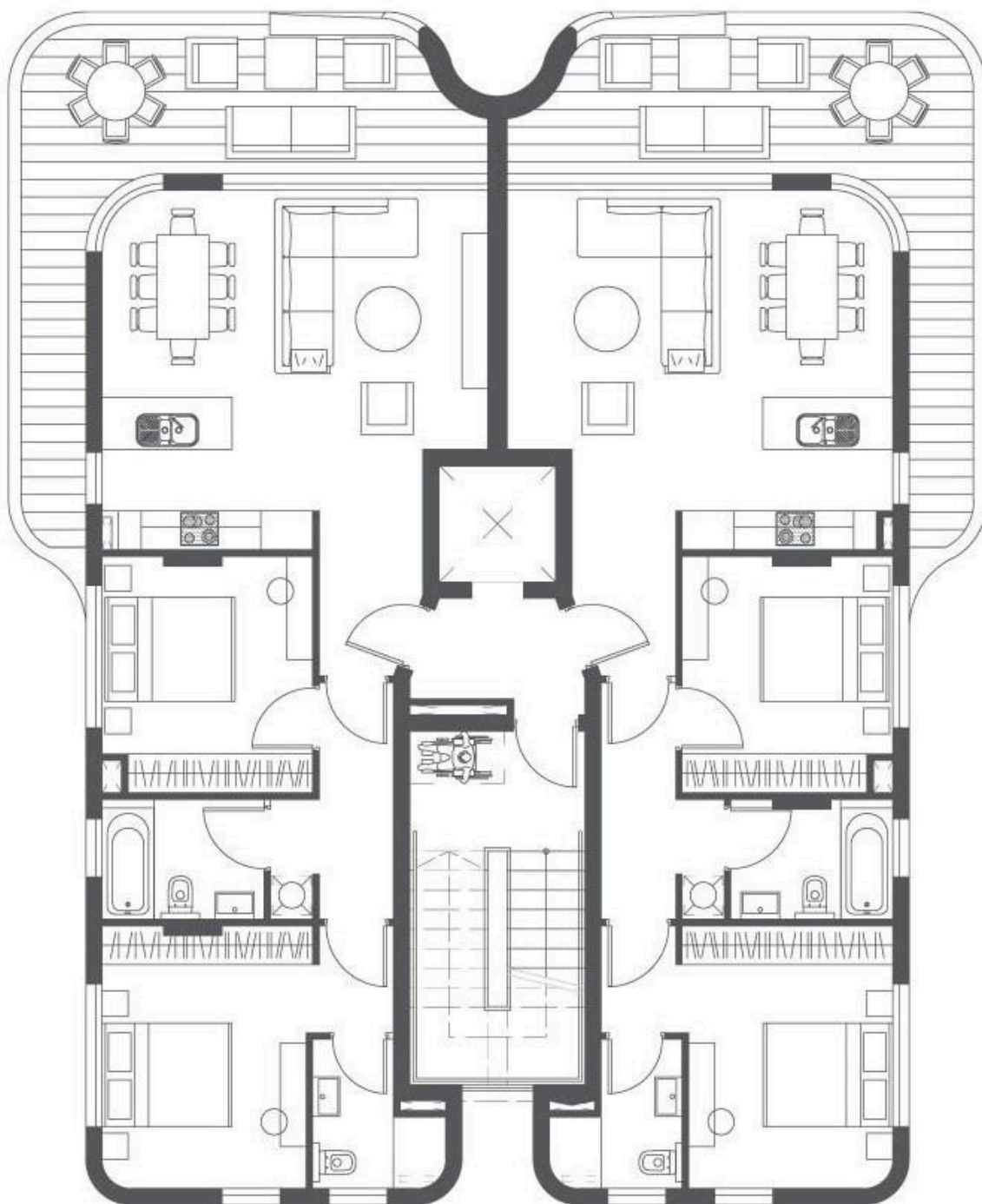
? 87 m<sup>2</sup> Internal Area | 3rd Floor

? Elevator Access





# Floor plans



# Additional information

## Facilities

Aircondition, Provision

Parking, Covered

Elevator

Solar photovoltaic panels

Heating, Underfloor

Storage

## Features

Balcony

Easy access to highway

Investment opportunity

Walking distance to beach

CCTV

Easy access to main roads

Pressurized water system

Double glazing

Electric car charger (provision)

Quiet area

## Distances

Amenities



1.2 km

Sea



500 m

Schools



1.2 km

Resort




500 m

## Contact us



**George Sergiou**

 (+357) 94055813

 [info@lextrusrealestate.com](mailto:info@lextrusrealestate.com)

