



#12037

# Modern 2 Bedroom Apartment for Sale in Agios Nicolaos (12037)

📍 Agios Nicolaos, Limassol

**€675,000** +VAT











# Overview

## Specifications

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

## Description

Modern 2 Bedroom Apartment for Sale in Agios Nicolaos (12037)

Available now for sale is a beautifully designed off-plan apartment in the sought-after neighborhood of Agios Nicolaos, with completion expected in 2026. Positioned on the fourth floor of a contemporary four-story building with elevator access, this 87 m<sup>2</sup> apartment offers a smart layout with 2 spacious bedrooms and 2 elegant bathrooms—perfect for professionals, couples, or small families.

Enjoy abundant natural light and pleasant views from the upper floor, while living just moments away from the area's charming cafes, boutique shops, and coastal beauty. The neighborhood combines relaxed living with urban convenience, and easy highway access ensures smooth travel to the city center and beyond.

Built to Energy Efficiency Rating A standards, this apartment is designed for sustainable living and includes underfloor heating for year-round comfort. Delivered unfurnished, it's a blank canvas ready for you to shape into your dream home.

Highlights:

?? 2 Bedrooms | ? 2 Bathrooms

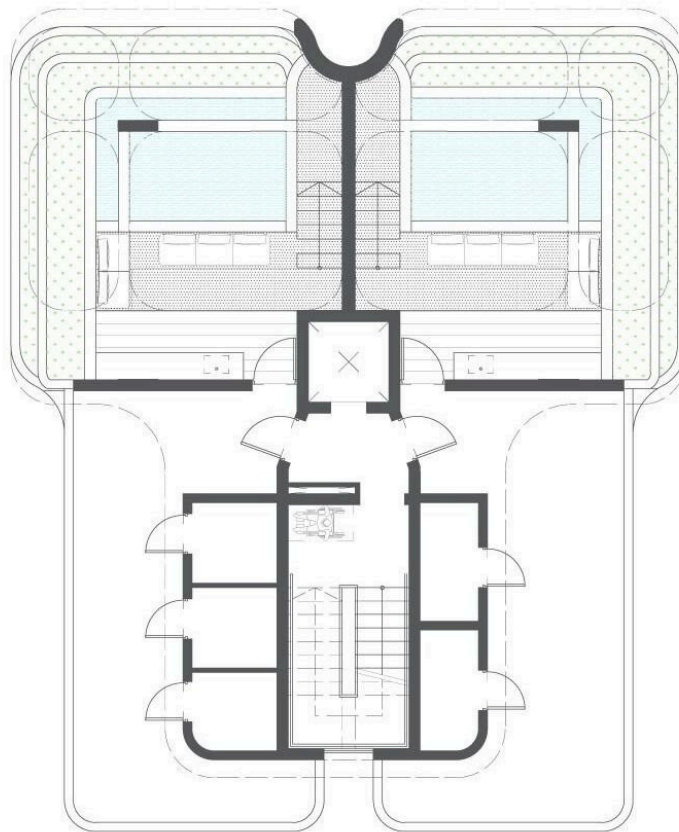
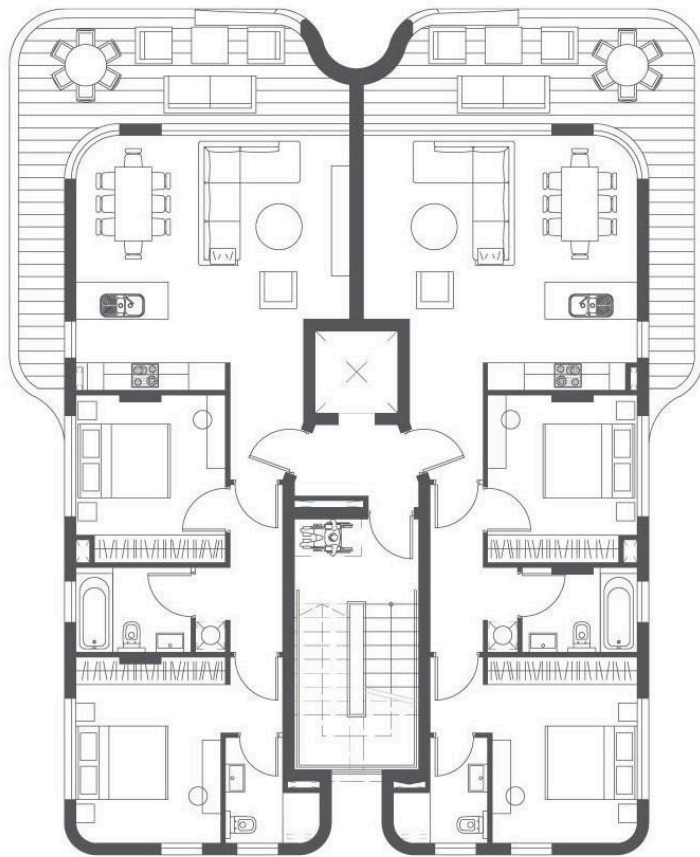
? 87 m<sup>2</sup> Internal Area | 4th Floor

? 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

Roof garden

CCTV

Easy access to main roads

Pressurized water system

Walking distance to beach

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)

