



#17116

Modern Apartment in Central Agios Nicolaos

📍 Agios Nicolaos, Limassol

€720,000 +VAT





Overview

Specifications

Bedrooms

 2

Bathrooms

 2

Covered

 116.6 m²

Type	Apartment
Toilets	3
Covered veranda	47 m²
Status	Key ready
Year of construction	2024

Furnished	Unfurnished
Structure	Concrete
Facade	Concrete
Energy efficiency rating	 A

Description

Modern 2-Bedroom Luxury Apartment for Sale – Agios Nicolaos, Limassol

A modern, key-ready apartment located on the fourth floor of a six-storey building with elevator, in the highly desirable area of Agios Nicolaos, Limassol. Built in 2024, the property offers 116.6 m² of internal space, combining contemporary architecture with high-quality finishes, ideal for comfortable city living or investment.

The apartment features two spacious bedrooms and two modern bathrooms, along with a bright open-plan living and dining area designed to maximize space and natural light. Large windows create a bright atmosphere throughout the home while offering attractive city and surrounding views.

Designed for both comfort and energy efficiency, the property includes underfloor heating, a central air-conditioning system, and Energy Efficiency Class A, ensuring low running costs and year-round comfort. The apartment is offered unfurnished, giving the new owner the flexibility to design the interior according to their personal style.

The residence is part of a secure gated complex, offering privacy and a high standard of living. The development includes a selection of two-bedroom, three-bedroom, and luxury executive duplex apartments, all built with premium materials such as marble, glass, stone, and stainless steel, reflecting modern architectural elegance.

Ideally situated close to the highway, shops, restaurants, schools, and essential amenities, Agios Nicolaos is one of Limassol's most vibrant and convenient areas, perfectly balancing urban lifestyle with residential comfort.

This exceptional property is proudly offered by Lextrus Real Estate.



Floor plans



Additional information

Facilities

Aircondition, Central system

Elevator

Gated complex

Heating, Underfloor

Parking, Covered

Storage

Features

Alarm system

Balcony

Bathroom underfloor heating

Bright

CCTV

Ceiling fans

Ceramic tiles

City view

Combined kitchen and dining area

Connected to electric mains

Country view

Double glazing

Easy access to highway

Easy access to main roads

Elevated

En suite bathroom

Energy efficient doors/windows

Entrance gate

Entrance gate, automated

Fireproof entrance doors

Granite flooring

Guest WC

Heart of city center

High ceilings

Investment opportunity

Luxury specifications

Modern design

Near amenities

Near bus route

Open plan

Shutters, electric (provision)

Spacious rooms

Thermal insulation

Triple glazing

Walking distance to beach

Distances

Amenities



500 m

Airport



45 km

Sea



1 km

Schools



1 km

Contact us



Christos Miliotis

 (+357) 99130125

 christosmiliotis12@gmail.com

