



VIVO
REALTY



TWO BEDROOM TOP FLOOR APARTMENT WITH ROOF GARDEN IN AGIOS NIKOLAOS

[📍 Limassol, Agios Nikolaos](#)

181497





Price	€447,000	Type	Apartment
Bedrooms	2	Bathrooms	2
Covered	77 m ²	Roof garden	34 m ²
Covered veranda	22 m ²	Status	Off plan
Floor	Top floor / 3	Area	Limassol, Agios Nikolaos

Description

The Residences is situated in Limassol's city center, just a 15-minute walk from the beach. The development includes one, two, and three-bedroom units, as well as stylish penthouses. This prime location supports both high demand for short-term and long-term rentals with strong potential for capital appreciation.

Market Insights:

Open Market Rentals:

- 1-Bedrooms: €2,000 - €2,200 per month.
- 2-Bedrooms: €2,700 - €2,900 per month.

- Rental Growth: The area has seen a 45%+ increase in rental rates over the past three years, indicating strong market trends for continued growth.
- Value Appreciation: The neighborhood is thriving, with significant potential for property value appreciation.

Location Benefits:

- Proximity to Amenities: Close to shopping, dining, entertainment, and excellent public transport links.
- Accessibility: Easy access to the motorway via Omirou Commercial Street.

Investment Highlights:

- High Demand: Central location ensures high demand for both long-term and short-term rentals.
- Yield Potential: Competitive off-plan pricing with a promising high yield and return on investment.

The Residences presents a lucrative investment opportunity with strong rental yields and the potential for significant value appreciation in a growing neighbourhood.



Office Properties

Office Administrator

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Facilities

Aircondition, Provision

Elevator

Parking, Covered

Solar water heater

Features

Easy access to main roads

Bright

Quiet Area

Near amenities

Easy access to highway

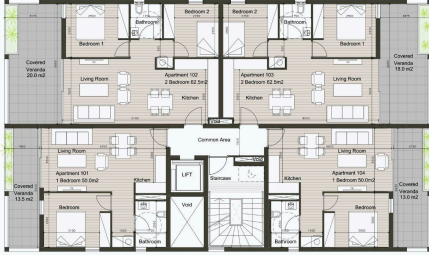
Double glazing

Rental Potential

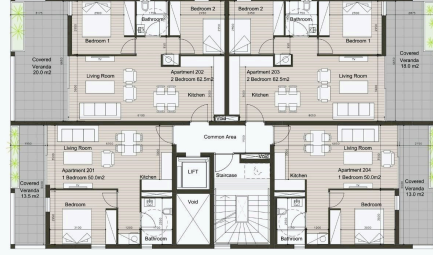
Roof Garden

Floor plans

First Floor



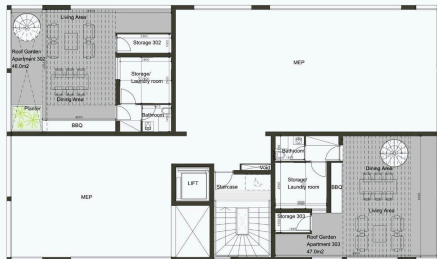
Second Floor



Third Floor



Roof Garden



Ground Floor

