

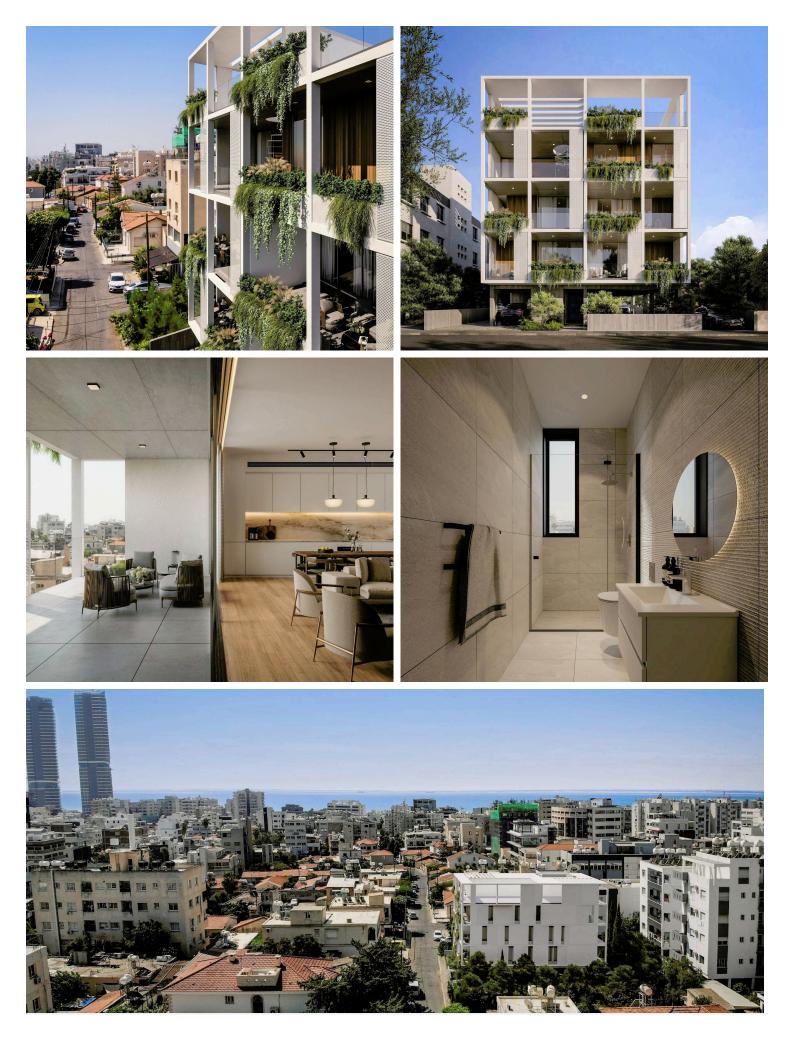
#### 181497

# TWO BEDROOM TOP FLOOR APARTMENT WITH ROOF GARDEN IN AGIOS NIKOLAOS

💡 Agios Nikolaos, Limassol

€419,000 +vat €438,000

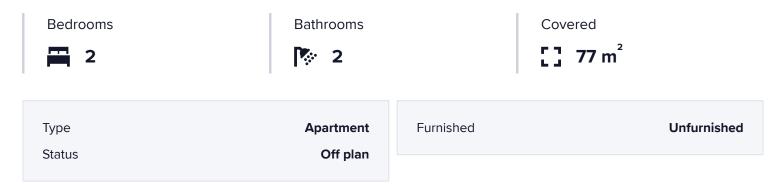






## Overview

#### **Specifications**



#### 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.



## **Floor plans**





## **Additional information**

#### Facilities

Aircondition, Provision	Elevator	Parking, Covered
Solar water heater		
Features		
Bright	Double glazing	Easy access to highway
Easy access to main roads	Near amenities	Quiet area
Rental potential	Roof garden	

#### **Contact us**

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