

181498

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

 Agios Nikolaos, Limassol

**€569,000** +VAT









# Overview

## Specifications

Bedrooms

 3

Bathrooms

 2

Covered

 96 m<sup>2</sup>

Type

**Apartment**

Covered veranda

**25 m<sup>2</sup>**

Roof garden

**36 m<sup>2</sup>**

Status

**Off plan**

Furnished

**Unfurnished**

## 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:

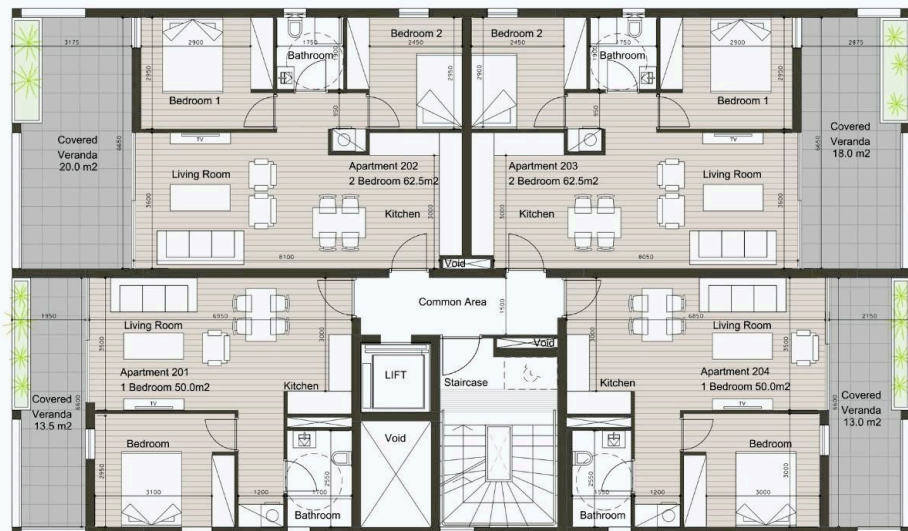
- High Demand: Central location ensures high demand for both long-term and short-term rentals.
- Yield Potential: Competitive off-plan pricing with a promising high yield and return on investment.

# Floor plans

## First Floor



## Second Floor



# 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



### Office Properties

 (+357) 25871010

 [info@vivorealty.com.cy](mailto:info@vivorealty.com.cy)