



## 2-bedroom penthouse f?r s?le

Limassol, Church-Agios-Nikolaos-3096 , Cyprus

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Licensed Real Estate Agent Reg no: 1234, Lic no: 603/E

**Offered at:** € 425,000

**Estate ID:** 23812

**Ref:** ba5973211





Bathrooms: **2**



Bedrooms: **2**



Parking spaces: **Covered cars**



Available from: **2025-12-04**



Offered at: **425,000**



Type: **Penthouse**

\*\*\*\*\*Project: VACASA Residences – Penthouse 301 ? Location: Agios Nicolaos, Limassol, Cyprus ? Distance to Sea: 1.2 km ? Stage: Off-plan  
Apartment Details: - Type: Penthouse Apartment - Floor: 3rd (Penthouse) - Bedrooms: 2 - Bathrooms: 1 - Parking: 1 - Indoor Area: 60 m<sup>2</sup> - Covered  
Veranda: 12 m<sup>2</sup> - Roof Terrace: 41 m<sup>2</sup> - Total Area: 113 m<sup>2</sup> Investment Highlights: - Estimated Monthly Rental Income: €2,350 - Estimated Annual  
Rental Income: €28,200 - Annual Rental Yield: 8.4% - Monthly Rental Guarantee: €1,700 - Annual Rental Guarantee: €20,400 - Guaranteed Yield: 6.1%  
Prime location, just 300m from Griva Digeni Ave. with easy access to office hubs, shopping, dining,...

## Estate on map:





**Website:** [realty.com.cy/p/2-bedroom-penthouse-f?r-s?le-ba5973211](https://realty.com.cy/p/2-bedroom-penthouse-f?r-s?le-ba5973211)

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