

## 2 Bedroom Apartment for Rent in Larnaca - Agios Nikolaos, Limassol District

Two-bedroom apartment available for rent in Agios Nicolaos, Limassol, ideally located in a quiet residential area in the city centre, approximately 1  km from the sea. The apartment offers comfortable urban living with easy access to all amenities.

The property has a covered area of 90 m<sup>2</sup> and features a functional layout with a main bathroom and a guest WC. It includes a large covered balcony, covered parking, air-conditioning units in every room, built-in wardrobes, and a fitted kitchen.

### Apartment Details:

- ✓ Floor: 2
- ✓ Bedrooms: 2
- ✓ Bathrooms/WCs: 1 main bathroom + 1 guest WC
- ✓ Indoor area: 82 m<sup>2</sup>
- ✓ Common areas: 5 m<sup>2</sup>
- ✓ Cover...

| Property Info    | Plot / Area Info      | Additional info     |                  |
|------------------|-----------------------|---------------------|------------------|
| Covered Area     | <b>90</b>             |                     |                  |
| Covered Veranda  | <b>8</b>              |                     | Reference Number |
| Floor Number     | <b>2</b>              | Parking             | <b>11366</b>     |
| Furnishing       | <b>Furnished</b>      | <b>Covered, Yes</b> | Property type    |
| Air Conditioning | <b>All rooms, Yes</b> |                     | Bathrooms        |
|                  |                       |                     | <b>1</b>         |

| Amenities | Location   | Region          |
|-----------|--|-----------------|
| • Parking | <b>Location:</b> Larnaca - Agios Nikolaos<br>Coordinates: <b>34.69529679 / 33.05908443</b> | <b>Limassol</b> |

## Price: €1 500 + VAT

VAT for this property is **€75** or **€285**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

|     |                 |                                     |   |                 |             |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee<br>Price per SQM | <b>~€22.50</b><br><b>€17.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€1 500 on Jan 23, 2026



