

## 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 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 Price per SQM	<b>~€22.50</b> <b>€17.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€1 500 on Jan 23, 2026



