

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

2-Bedroom Apartment – Contemporary Comfort in Agios Nikolaos, Limassol General Description

This modern apartment combines refined urban design with functional living, offering a perfect balance of comfort, elegance, and accessibility. Situated in the highly sought-after Agios Nikolaos area of Limassol, it forms part of a boutique residential building comprising only nine apartments, ensuring privacy and exclusivity.

The project's prime location provides direct access to all daily conveniences — supermarkets, cafés, restaurants, schools, and public transport are all within a short walking distance.

Its off-plan status also presents an ideal opportunity ...



Property Info		Plot / Area II	nfo	Additional info		
Covered Area	95		Reference Numbe		7606	
Covered Veranda 17	17			Neierence Number	7000	
		Pool	Yes	Property type	Apartment	
Uncovered Veranda	16	Parking	Covered, Yes	Condition	<b>Under Construction</b>	
Floor Number	or Number 1		Covereu, res			
	<del>-</del>			Construction Year	2026	
Energy Efficiency	Α					

## Amenities Location

• Parking Location: Larnaca - Agios Nikolaos Region: Limassol

Coordinates: **34.6910485** / **33.0591739** 



Price: €440 000 + VAT

VAT for this property is **€22,000** or **€83,600**. 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 I	Excluded	Title transfer fee	None	Common evnences	None
		Price per SOM	€4 632.00/m <sup>2</sup>	Common expenses	None

## **Representative: MySpace**

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## **Price change history**

€420 000 on Apr 24, 2024 €440 000 on Jan 8, 2025











