

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	97			Reference Number	7608	
Covered Veranda	20			Reference Number	7000	
		Pool	Yes	Property type	Apartment	
Uncovered Veranda	4	Darking	Parking Covered, Yes	Condition	Under Construction	
Floor Number	1	Parking		Condition	onder Construction	
	_			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	Excluded	Title transfer fee	None	Common ovnoncos	None
		Price per SOM	€4 536.00/m ²	Common expenses	None

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty Itd

Phone: **+35795129336**, **+35799409010**

Price change history

€425 000 on Apr 24, 2024 €440 000 on Jan 8, 2025











