

## 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 I	nfo	Additional info	
Covered Area	97			Reference Number	7611
Covered Veranda	20	Pool	Yes	Property type	Apartment
Floor Number	2	Parking	Covered, Yes	Condition	<b>Under Construction</b>
Energy Efficiency	Α			Construction Year	2026

Amenities Location

• Parking Larnaca - Agios Nikolaos Region: Limassol

Coordinates: 34.6910485 / 33.0591739



Price: €460 000 + VAT

VAT for this property is €23,000 or €87,400. 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		Nana
		Price per SOM	€4 742.00/m <sup>2</sup>	Common expenses	None

## **Representative: MySpace**

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## **Price change history**

€445 000 on Sep 10, 2024 €460 000 on Jan 8, 2025











