

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

2-Bedroom Apartment - Contemporary Comfort in Agios Nikolaos, Limassol



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 for buyers to benefit fro...

### Property Info

Covered Area	<b>102</b>
Covered Veranda	<b>24</b>
Uncovered Veranda	<b>9</b>
Floor Number	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>7612</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

**Location:** Larnaca - Agios Nikolaos      Region: **Limassol**  
**Coordinates:** **34.6910485 / 33.0591739**

## Price: €505 000 + VAT

VAT for this property is **€25,250** or **€95,950**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 951.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€489 000 on Sep 10, 2024

€505 000 on Jan 8, 2025



