

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 | 102 |
| Covered Veranda | 24 |
| Uncovered Veranda | 9 |
| Floor Number | 3 |
| Energy Efficiency | A |

Plot / Area Info

| | |
|---------|---------------------|
| Pool | Yes |
| Parking | Covered, Yes |

Additional info

| | |
|-------------------|---------------------------|
| Reference Number | 7612 |
| Property type | Apartment |
| Condition | Under Construction |
| Construction Year | 2026 |
| View | Sea view |

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 | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €4 951.00/m² | | |

Representative: MySpace

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|---------------------|-----------------------------------|------------|---|
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Price change history

€489 000 on Sep 10, 2024

€505 000 on Jan 8, 2025



