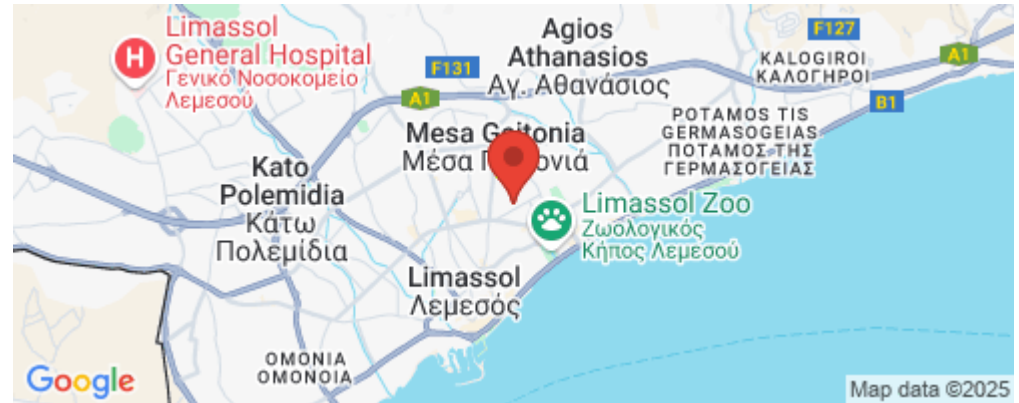


## 2 Bedroom Apartment for Sale in Larnaca - Agios Nikolaos, Limassol District

Brand New Luxury 2-Bedroom Apartment for Sale in Riga Fereou Area, Limassol



### Prime Location:

- Proximity: Close to city center, banks, offices, beach, high-end restaurants, and Limassol Marina

### Property Highlights & Interior Features:

- Total Covered Area: 100m<sup>2</sup> (incl. a 16m<sup>2</sup> covered veranda)
- Parking: Exclusive covered parking space
- Storage: Included
- Bedrooms: 2
- Bathrooms: 2 (with upgraded technical specifications)
- Kitchen: Italian design, upgraded with premium finishes
- Living Room & Kitchen A/C: Concealed A/C
- Heating: Underfloor heating provision
- Design: Open plan layout...

Property Info	Plot / Area Info	Additional info
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Covered Area	100			Reference Number	233670
Covered Veranda	16			Property type	Apartment
Floor Number	1	Parking	Yes	Condition	Pre-Owned
Energy Efficiency	A			Construction Year	2024
				Bathrooms	2

Amenities

- Elevator

Location

**Location:** Larnaca - Agios Nikolaos      Region: **Limassol**  
**Coordinates:** **34.690089594114 / 33.048580896927**

## Price: €410 000 + VAT

VAT for this property is **€20,500** or **€77,900**. 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>~€13 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 100.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€450 000 on Nov 30, 2024  
 €410 000 on May 13, 2025





