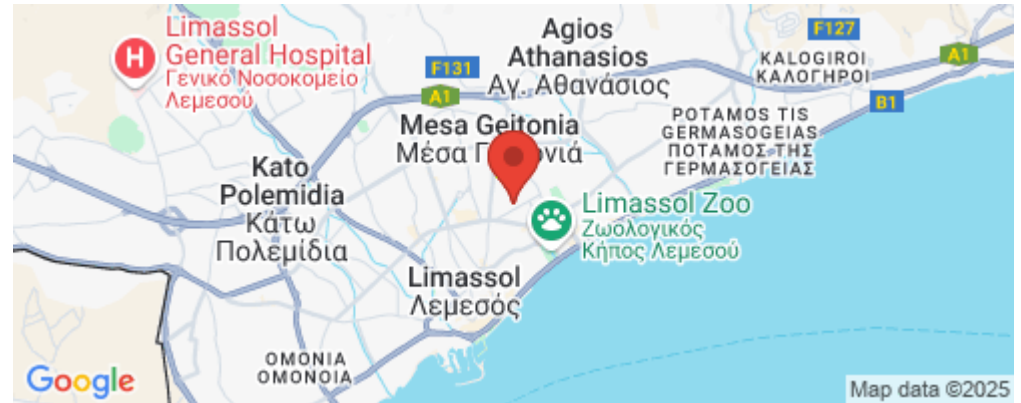


## 2 Bedroom Apartment for Sale in Larnaca - Agios Nikolaos, Limassol District

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

Covered Area **100**  
Covered Veranda **16**  
Floor Number **1**  
Energy Efficiency **A**

Parking **Yes**

Reference Number **233670**  
Property type **Apartment**  
Condition **Pre-Owned**  
Construction Year **2024**  
Bathrooms **2**

## Amenities

- Elevator

## Location

**Location:** Larnaca - Agios Nikolaos

Region: **Limassol**

Coordinates: **34.690089594114 / 33.048580896927**

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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>~€14 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 500.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€450 000 on Nov 30, 2024





