

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

Situated at Agios Nikolaos area

Delivery Date: Summer 2026

A Building comprising of 17 Apartments

The top floor apartments have spacious Roof Gardens

All amenities such as Supermarkets, Restaurants and Schools are at the doorstep of this Project, also very close to the Public Garden

Its located behind Pascal School close to Agios Nikolaos Round about

That prices of the projects include Concealed Air-conditioning Systems, False Ceilings with Spot Lights, Photovoltaics for each Apartment

### Property Info

Covered Area	<b>94</b>
Covered Veranda	<b>16</b>
Uncovered Veranda	<b>36</b>
Floor Number	<b>3</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking   **Yes**

### Additional info

Reference Number	<b>233973</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>1</b>

### Amenities

Amenities	Location	
• Elevator	<b>Location:</b> Larnaca - Agios Nikolaos Coordinates: <b>34.690249201385 / 33.054734813493</b>	Region: <b>Limassol</b>

## Price: €530 000 + VAT

VAT for this property is **€26,500** or **€100,700**. 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 Price per SQM	<b>None</b> <b>€5 638.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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

€515 000 on Jan 8, 2025

€530 000 on Mar 6, 2025

