

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

STUDIO APARTMENT – Refined Compact Luxury in Limassol’s Vibrant Center



Intro  
This elegant studio apartment offers a beautifully composed living space in the heart of Limassol’s dynamic Agios Nikolaos district. Perfectly balancing modern comfort with premium urban design, the residence is ideal for professionals, students, or investors seeking a stylish home in one of the city’s most desirable central locations.

Design & Architecture  
Situated within a landmark development of four residential and one commercial building, the studio benefits from exceptional architectural detailing and premium lobby interiors. The entrance areas are crafted with high-quali...

Property Info		Plot / Area Info		Additional info		
Covered Area	118	Parking	Covered, Yes	Reference Number	234154	
Covered Veranda	27			Property type	Apartment	
Floor Number	5			Condition	Under Construction	
Energy Efficiency	A			Construction Year	2027	
				Bathrooms	2	
Amenities		Location				
• Parking		Location: Larnaca - Agios Nikolaos		Region: Limassol		
		Coordinates: 34.6916624 / 33.0589262				

## Price: €750 000 + VAT

VAT for this property is **€37,500** or **€142,500**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 356.00/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>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€660 000 on Jan 15, 2025  
 €680 000 on Jan 23, 2025  
 €750 000 on Dec 9, 2025











