

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

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



Key Features:

- Eligible for a reduced VAT rate of 5%
- Availability: Just completed, move in immediately!

Prime Location:

- Address: 1st floor, BALSAM building, 29 Mariou Toka Str., Riga Fereou area, Limassol
- Proximity: Close to city center, banks, offices, beach, high-end restaurants, and Limassol Marina
- Map: [View Location](#)

Property Highlights & Interior Features:

- Total Covered Area: 100m² (incl. a 16m² covered veranda)
- Parking: Exclusive covered parking space
- Storage: Included
- Bedrooms: 2
- Bathrooms: 2...

Property Info

Plot / Area Info

Additional info

Covered Area **100**
Covered Veranda **16**
Floor Number **1**
Energy Efficiency **A**
Air Conditioning **All rooms, Yes**

Parking **Yes**

Reference Number **234214**
Property type **Apartment**
Bathrooms **2**

Amenities**Location**

Location: Larnaca - Agios Nikolaos Region: **Limassol**
Coordinates: **34.6927253 / 33.0577984**

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	Excluded	Title transfer fee	~€14 600.00	Common expenses	None
		Price per SQM	€4 500.00/m²		

Representative: MySpace

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Price change history

€450 000 on Jan 19, 2025





