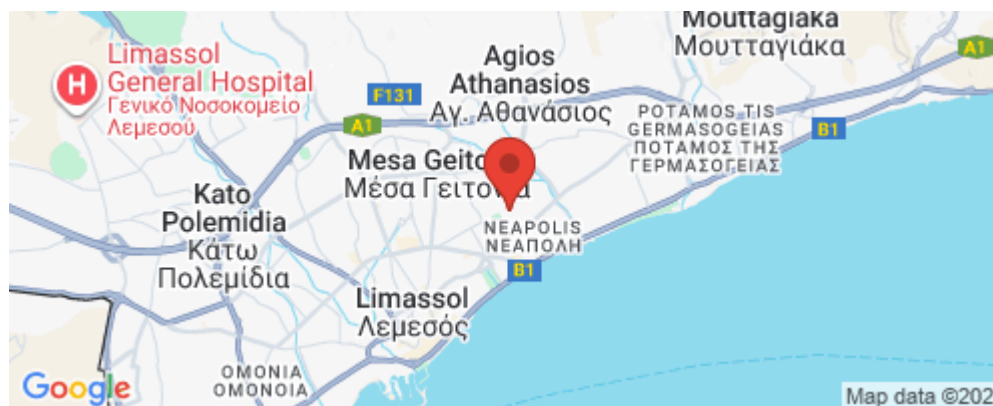


## 2 Bedroom Apartment for Sale in Larnaca - Agios Nikolaos, Limassol District

Brand New Luxury 2-Bedroom Apartment – Prime Location



Experience modern living in this brand new luxury 2-bedroom, 2-bathroom apartment, ideally located near the city center, beach, banks, offices, and fine dining options.

Total covered area: 100 m<sup>2</sup> including a 16 m<sup>2</sup> covered veranda

Exclusive covered parking and private storage room

Italian-designed kitchen with premium finishes

Concealed A/C in the living room and kitchen

Underfloor heating provision

Open-plan layout with parquet flooring, granite countertops, and Italian bathrooms

Situated in one of the city's most prestigious neighborhoods, this apartment offers unmatched com...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	100			Reference Number	234214
Covered Veranda	16			Property type	Apartment
Floor Number	1	Parking	Yes	Condition	Pre-Owned
Energy Efficiency	A			Bathrooms	2
Air Conditioning	All rooms, Yes				

## 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	<b>Excluded</b>	Title transfer fee	<b>~€14 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 500.00/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 Jan 19, 2025







