

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

New residential building offering 9 luxury units including two bedroom apartments and exclusive penthouses with optional private jacuzzi. Located just 1km from the beach and close to all major amenities this stylish development is ideal for both short term and long term rentals. With modern designs rooftop gardens and breathtaking city views it provides an exceptional investment opportunity in Limassol's thriving property market. Its residents will enjoy easy access to shopping dining and entertainment along with strong potential for capital appreciation and rental yields in this high demand area.

Property Info		Plot / Area Info	Additional info	
Covered Area	66		Reference Number <b>VL44330</b>	
Floor Number	1			
Total Number of Floors <b>3</b>			Property type <b>Apartment</b> Bathrooms <b>2</b>	
Energy Efficiency	Α		Datilioniis 2	

## Amenities Location

• Balcony Location: Larnaca - Agios Nikolaos Region: Limassol



Price: €292 000 + VAT

VAT for this property is €14,600 or €55,480. 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 ~€8 280.00

Price per SQM €4 424.00/m²

Common expenses None

## **Representative: Nicolaou Estates**

Registration number 693 Email pnicolaou@nicolaouestates.com
License number 365/E Legal name Nicolaou Estates LTD

Phone:

## **Price change history**

€286 000 on Jan 30, 2025 €314 000 on Apr 16, 2025 €292 000 on May 1, 2025





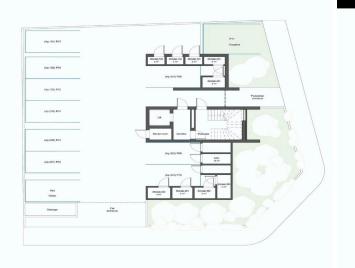








**Ground Floor** 



First Floor



**Second Floor** 



**Third Floor** 

