

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

Covered Area	66
Floor Number	1
Total Number of Floors	3
Energy Efficiency	A

Plot / Area Info

Additional info

Reference Number	VL44330
Property type	Apartment
Bathrooms	2

Amenities

- Balcony

Location

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	Common expenses	None
		Price per SQM	€4 424.00/m²		

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

