

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

This modern 2-bedroom apartment offers refined urban living within a new residential complex in Limassol's vibrant city center. The building's contemporary design, fashion-inspired interiors, and advanced technological features create an atmosphere of luxury and convenience.

The apartment includes two spacious bedrooms, a bright open-plan living and dining area, a fully fitted kitchen, and large panoramic windows offering beautiful city views. Residents benefit from a quiet yet central location just minutes from the beach and all key amenities.

### Key Features:

- 2 bedrooms & 2 bathrooms
- Premium finishes & modern interior design
- Underflo...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>93</b>			Reference Number	<b>234748</b>
Covered Veranda	<b>18</b>			Property type	<b>Apartment</b>
Floor Number	<b>2</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Total Number of Floors	<b>3</b>			Bathrooms	<b>2</b>
Energy Efficiency	<b>A</b>				
Amenities		Location			
• Parking		<b>Location:</b> Larnaca - Agios Nikolaos Region: <b>Limassol</b>			

## Price: €420 000 + VAT

VAT for this property is **€21,000** or **€79,800**. 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>€4 516.00/m<sup>2</sup></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>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€452 000 on Feb 9, 2025

€420 000 on Nov 5, 2025

