


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

Introducing a new modern residential building, perfectly situated in the heart of Limassol. This contemporary building features three elegant floors,  where you can choose one of the 18 luxurious apartments designed to provide the utmost comfort and style. A variety of layouts, multifunctional space, cozy interiors, high-quality finishing and many amenities to meet your demands. Each apartment is crafted with meticulous attention to detail, ensuring a blend of contemporary design and functionality.

The excellent location of a new complex provides walking distance to shopping centers, trendy cafes and gourmet restaurants, schools and city attractions, making it an ideal choice for ...

### Property Info

Covered Area	<b>108</b>
Covered Veranda	<b>33</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

### Additional info

Reference Number	<b>2173</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Larnaca - Agios Nikolaos

Region: **Limassol**

Coordinates: **34.692853294509 / 33.051906816724**

## Price: €452 000 + VAT

VAT for this property is **€22,600** or **€85,880**. 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>€4 185.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€452 000 on Apr 8, 2025







