

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

This living development in Agios Nicolaos offers 9 luxury units, including two-bedroom apartments and exclusive penthouses with optional private jaccuzzi. 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.

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           | <b>87</b> |                  |                     | Reference Number | <b>2379</b>      |
| Covered Veranda        | <b>12</b> |                  |                     | Property type    | <b>Apartment</b> |
| Floor Number           | <b>3</b>  | Parking          | <b>Covered, Yes</b> | Bathrooms        | <b>2</b>         |
| Total Number of Floors | <b>3</b>  |                  |                     | View             | <b>City view</b> |
| Energy Efficiency      | <b>A</b>  |                  |                     |                  |                  |

| Amenities     | Location   | Region          |
|---------------|--|-----------------|
| • Roof Garden | <b>Location:</b> Larnaca - Agios Nikolaos<br>Coordinates: <b>34.694904247015 / 33.053049448683</b> | <b>Limassol</b> |

## Price: €425 000 + VAT

VAT for this property is **€21,250** or **€80,750**. 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<br>Price per SQM | <b>~€13 600.00</b><br><b>€4 885.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€458 000 on Apr 8, 2025

€425 000 on Jul 19, 2025



