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

This project is situated inside the Main ring of Limassol Town, 3 minutes walking distance from the prestigious Makarios Avenue and quite stroll to the most famous Sandy beach of Enaerios. Distance: 400 meters from the famous Trilogy Project and the coastline. The Project comprises of 9 2-bedroom apartments on 3 floors. The top floor apartments have spacious roof gardens. The apartments are designed by one of the most famous designers in Cyprus. All amenities such as supermarkets, restaurants and schools are at the doorstep of this project.

Limassol Agios General Hospital Athanasios KALOGIROI ενικό Νοσοκομείο ΚΑΛΟΓΗΡΟΙ Αν. Αθανάσιος Λεμεσού POTAMOS TIS Mesa Geitor GERMASOGEIAS ΠΟΤΑΜΟΣ-ΤΗΣ Μέσα Γειτο Kato ΓΕΡΜΑΣΟΓΕΙΑΣ Polemidia Limassol Zoo ප Κάτω Ζωολογικός Πολεμίδια Κήπος Λεμεσού Limassol Λεμεσός OMONIA Map data ©2025

- Modern architecture
- Spacious layouts
- Open plan Design
- VRV heating and cooling
- All master bedrooms w...

Location

Property Info		Plot / Area Info		Additional info	
Covered Area	95		Covered, Yes		3458 Apartment
Covered Veranda	17			Reference Number Property type	
Uncovered Veranda	16	Parking			
Floor Number	1				
Total Number of Floors <b>3</b>				Condition	Under Construction
Energy Efficiency	Α			Bathrooms	2
Air Conditioning	All rooms, Yes				

Amenities



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Location: Larnaca - Agios Nikolaos

Coordinates: 34.691036064017 / 33.059148791982

Region: Limassol



### Price: €440 000 + VAT

VAT for this property is €22,000 or €83,600. 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	None	Common expenses	None
Title deed	Has Title	Price per SQM	€4 632.00/m²	common expenses	

#### **Representative: RealDeal Estates**

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

### **Price change history**

€440 000 on Apr 8, 2025

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