

## 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.

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

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>95</b>				
Covered Veranda	<b>17</b>			Reference Number	<b>3458</b>
Uncovered Veranda	<b>16</b>			Property type	<b>Apartment</b>
Floor Number	<b>1</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>				
Air Conditioning	<b>All rooms, Yes</b>				

Amenities	Location	Region
• Parking	<b>Location:</b> Larnaca - Agios Nikolaos <b>Coordinates:</b> 34.691036064017 / 33.059148791982	<b>Limassol</b>

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€4 632.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

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

€440 000 on Apr 8, 2025



