

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

This is a new project situated in a very central Area of Limassol close to Makarios Avenue and Public Gardens. It is a storey building characterised by high technical specifications featuring rich specifications such as luxury carpentry finishes, false ceiling, VRV Air-conditioning systems and photovoltaics for each apartment for reduced electricity bills. The distance from the famous sand Beach of Limassol is only 400 meters and 2 minute walk from the famous shopping centre of MAXIMOS Plaza. The project is surrounded by lot of amenities such as supermarkets, restaurants and schools. Availability: 1, 2 and 3 bedroom apartments. A sought-after area to be your private residence or an excell...



Property Info		Plot / Area Info	
Covered Area	95		
Covered Veranda	17		
Floor Number	1	Darkina	Covered Vec
Total Number of Floors 3		Parking	Covered, Yes
Energy Efficiency	A		
Air Conditioning	All rooms, Yes		

Amenities	Location
AIIICIIICI	Location

• Parking

• Parking

• Parking

Coordinates: **34.690083325294** / **33.054825061636** 

## Additional info

Reference Number 3463
Property type Apartment
Condition Under Construction
Bathrooms 2



Price: €430 000 + VAT

VAT for this property is **€21,500** or **€81,700**. 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 evnences	
		Price per SQM	€4 526.00/m <sup>2</sup>	Common expenses	None

## **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**

€430 000 on Apr 8, 2025

















