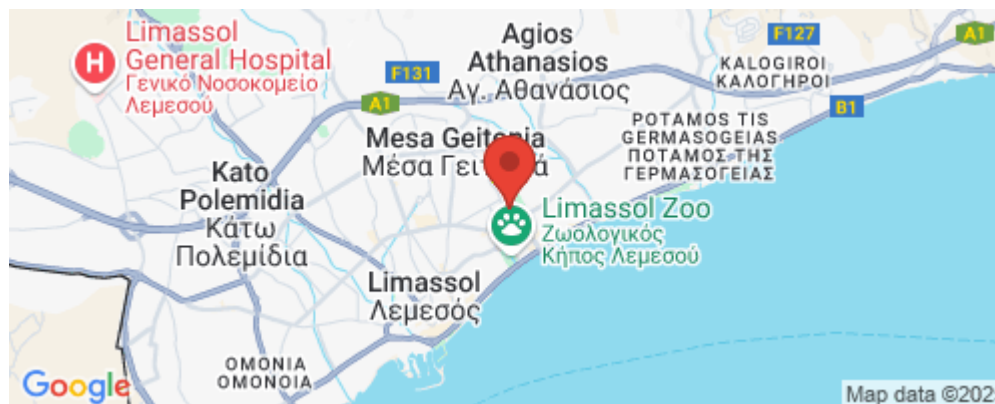


## 2 Bedroom Apartment for Sale in Larnaca - Agios Nikolaos, Limassol District

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

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>94</b>             |
| Covered Veranda        | <b>16</b>             |
| Floor Number           | <b>3</b>              |
| Total Number of Floors | <b>3</b>              |
| Energy Efficiency      | <b>A</b>              |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>3469</b>               |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |

### Amenities

- Parking

### Location

**Location:** Larnaca - Agios Nikolaos  
**Coordinates:** **34.690083325294 / 33.054825061636**  
**Region:** **Limassol**

## Price: €470 000 + VAT

VAT for this property is **€23,500** or **€89,300**. 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>€5 000.00/m²</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

€470 000 on Apr 8, 2025







