

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

This is an exclusive new development in the highly sought after Agios Nikolaos area of Limassol. Designed to offer a perfect blend of modern comfort and city convenience this boutique project features 12 stylish apartments spread across three floors making it an ideal choice for homeowners and investors alike. Each apartment has been carefully designed to maximize space natural light and functionality. The open plan living areas high quality finishes and large windows create a bright and inviting atmosphere while the spacious two bedroom layouts offer the perfect balance between privacy and comfort. Situated in one of Limassol's most desirable neighborhoods it provides easy access to the ...

### Property Info

Covered Area	<b>75</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>

### Plot / Area Info

### Additional info

Reference Number	<b>VL47084</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Balcony

### Location

**Location:** Larnaca - Agios Nikolaos Region: **Limassol**

## Price: €418 000 + VAT

VAT for this property is **€20,900** or **€79,420**. 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>~€13 320.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 573.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
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## Price change history

€418 000 on Apr 29, 2025





