

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

Located in Agios Nikolaos comprised of 9 luxury units, including two-bedroom apartments and exclusive penthouses with optional private pools. Located just 1km from the beach and close to all major amenities, this stylish development is ideal for both short-term and long-term rentals. With modern designs, rooftop gardens, and breathtaking city views, it provides an exceptional investment opportunity in Limassol's thriving property market. Residents will enjoy easy access to shopping, dining, and entertainment, along with strong potential for capital appreciation and rental yields in this high-demand area.

Historical City Centre: 1km

Molos Promenade: 2.2m

Access to High...

### Property Info

Covered Area	<b>77</b>
Covered Veranda	<b>16</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>233488</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Elevator

### Location

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

## Price: €359 000 + VAT

VAT for this property is **€17,950** or **€68,210**. 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>~€10 960.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 662.00/m²</b>		

## Representative: MySpace

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## Price change history

€359 000 on May 7, 2025

