

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

2-Bedroom Apartment – Agios Nikolaos, Limassol

Located just 1 km from the beach in the sought-after Agios Nikolaos area, this modern 2-bedroom apartment offers a perfect blend of comfort, style, and investment potential. Part of a boutique development of only nine luxury units, it promises an exclusive living experience with contemporary architecture and high-quality finishes.

The apartment features a spacious open-plan layout, bright interiors, and a private covered veranda ideal for relaxing or entertaining. Residents will enjoy rooftop gardens with panoramic city views, secure parking, and close proximity to all major amenities including shopping, dining, and entertainm...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>88</b> |
| Covered Veranda        | <b>12</b> |
| Floor Number           | <b>3</b>  |
| Total Number of Floors | <b>3</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>233489</b>    |
| Property type     | <b>Apartment</b> |
| Construction Year | <b>2027</b>      |
| Bathrooms         | <b>2</b>         |

### Amenities

- Parking

### Location

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

## Price: €425 000 + VAT

VAT for this property is **€21,250** or **€80,750**. 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>~€13 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 830.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€440 000 on May 7, 2025  
 €425 000 on Aug 12, 2025

