

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

With only 9 deluxe apartments this development combines an ideal residence and a perfect investment opportunity. Meticulously designed with smart space arrangements that deliver pure comfort and style the project offers premium aesthetics fused with elevated comfort and high functionality. This new boutique ground up development with spacious verandas offers the peaceful scenes of Limassol. The penthouses with their exclusive rooftop terraces provide sea views all designed with elegant and well planned layouts.

Property Info

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|------------------------|-----------|
| Covered Area | 78 |
| Floor Number | 1 |
| Total Number of Floors | 3 |

Plot / Area Info

Additional info

| | |
|------------------|------------------|
| Reference Number | VL48773 |
| Property type | Apartment |
| Bathrooms | 2 |

Amenities

- Balcony

Location

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

Price: €440 000 + VAT

VAT for this property is **€22,000** or **€83,600**. 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.

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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€14 200.00 | Common expenses | None |
| | | Price per SQM | €5 641.00/m² | | |

Representative: Nicolaou Estates

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|---------------------|--------------|------------|--------------------------------------|
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| License number | 365/E | Legal name | Nicolaou Estates LTD |
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Price change history

€440 000 on Jul 1, 2025



