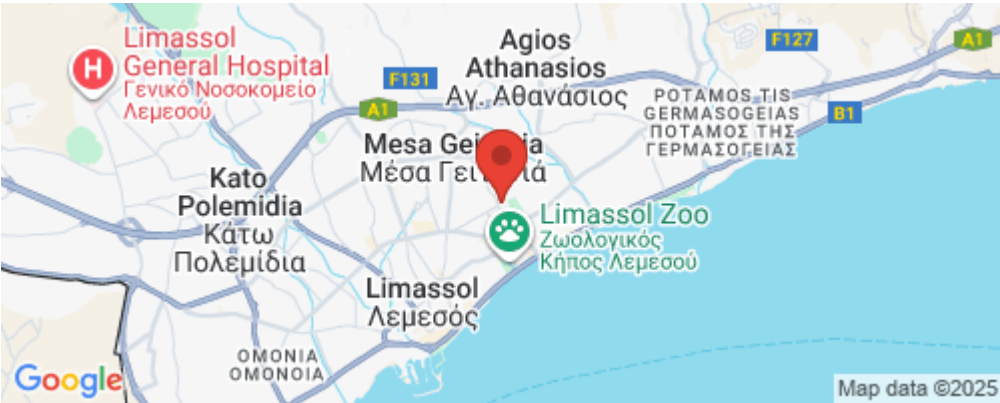


2 Bedroom Apartment for Sale in Larnaca - Agios Nikolaos, Limassol District

- Characteristics of the apartment
- ✓ Open plan kitchen and living area
  - ✓ 2 bedrooms
  - ✓ En suite
  - ✓ Family bathroom
  - ✓ Covered veranda 23.5 m²
  - ✓ Internal area 92.5 m²
  - ✓ Total covered area 116 m²
  - ✓ Uncovered veranda 10.5 m²
  - ✓ Private parking space
  - ✓ Private storage



A new residential project is situated in the heart of Limassol, in the Mesa Geitonias area. This stylish seven-apartment building perfectly combines the vibrant energy of the city with the comfort of everyday living, offering everything needed for a permanent residence or a smart investment.

The building features spacious 1-, 2-, and 3-bed...

Property Info

Covered Area	116
Covered Veranda	23
Uncovered Veranda	10
Floor Number	1
Total Number of Floors	4
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Amenities

Location

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	8578
Property type	Apartment
Bathrooms	2



- Parking

**Location:** Larnaca - Agios Nikolaos

Region: **Limassol**

Coordinates: **34.691538893922 / 33.053601980209**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €550 000 + VAT

VAT for this property is **€27,500** or **€104,500**. 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>~€18 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 741.00/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

€550 000 on Aug 16, 2025





