

## 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 m<sup>2</sup>
- ✓ Internal area 92.5 m<sup>2</sup>
- ✓ Total covered area 116 m<sup>2</sup>
- ✓ Uncovered veranda 10.5 m<sup>2</sup>
- ✓ Private parking space
- ✓ Private storage



A new residential project is situated in the heart of Limassol, in the Mesa Geitonia 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	<b>116</b>
Covered Veranda	<b>23</b>
Uncovered Veranda	<b>10</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>8578</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

### Location



- 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/m<sup>2</sup></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>
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## Price change history

€550 000 on Aug 16, 2025



