

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

Characteristics of the apartment X

- ✓ 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>
- ✓ 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-bedroom apartments with well-thought-out...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>116</b>				
Covered Veranda	<b>23</b>				
Floor Number	<b>2</b>	Pool	<b>Common, Yes</b>	Reference Number	<b>8580</b>
Total Number of Floors	<b>4</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Heating	<b>Underfloor Heating, Yes</b>			Bathrooms	<b>2</b>
Air Conditioning	<b>All rooms, Yes</b>				

Amenities	Location	Region
• Parking	<b>Location:</b> Larnaca - Agios Nikolaos <b>Coordinates:</b> 34.691538893922 / 33.053601980209	<b>Limassol</b>

## Price: €580 000 + VAT

VAT for this property is **€29,000** or **€110,200**. 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 Price per SQM	<b>~€19 800.00</b> <b>€5 000.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

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## Price change history

€580 000 on Aug 16, 2025



