

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

Characteristics of the apartment

- ✓ Open plan kitchen and living area
- ✓ One bedroom
- ✓ One bathroom
- ✓ Covered veranda 18.5 m<sup>2</sup>
- ✓ Internal area 64 m<sup>2</sup>
- ✓ Total covered area 82.5 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-bedroom apartments with well-thought-out layouts, large balcon...

Property Info	Plot / Area Info	Additional info	
Covered Area	<b>82</b>		
Covered Veranda	<b>18</b>		Reference Number <b>8583</b>
Floor Number	<b>2</b>	Pool	Property type <b>Apartment</b>
Total Number of Floors	<b>4</b>	Parking	Bathrooms <b>1</b>
Heating	<b>Underfloor Heating, Yes</b>		View <b>City view</b>
Air Conditioning	<b>All rooms, Yes</b>		

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

## Price: €435 000 + VAT

VAT for this property is **€21,750** or **€82,650**. 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>~€14 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 305.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€435 000 on Aug 16, 2025



