

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

Introducing a stylish two-bedroom apartment in a brand-new residential building, ideally located in the heart of Limassol. Designed with comfort and elegance in mind, this residence offers a smart layout with a bright living area, cozy bedrooms, modern kitchen, and a private veranda — perfect for relaxing or entertaining.

The building features three elegant floors with 18 exclusive apartments, each crafted with high-quality finishes and contemporary design. Multifunctional spaces, thoughtful interiors, and modern amenities create an ideal setting for urban living.

Its prime location ensures walking distance to shopping centers, fashionable cafés, gourmet restaurants, scho...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>97</b>			Reference Number	<b>8634</b>
Covered Veranda	<b>17</b>			Property type	<b>Apartment</b>
Floor Number	<b>2</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Total Number of Floors	<b>3</b>			Bathrooms	<b>2</b>

<b>Amenities</b>	<b>Location</b>	
• Parking	<b>Location:</b> Larnaca - Agios Nikolaos Coordinates: <b>34.692862115919 / 33.051906805288</b>	Region: <b>Limassol</b>

## Price: €445 000 + VAT

VAT for this property is **€22,250** or **€84,550**. 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.

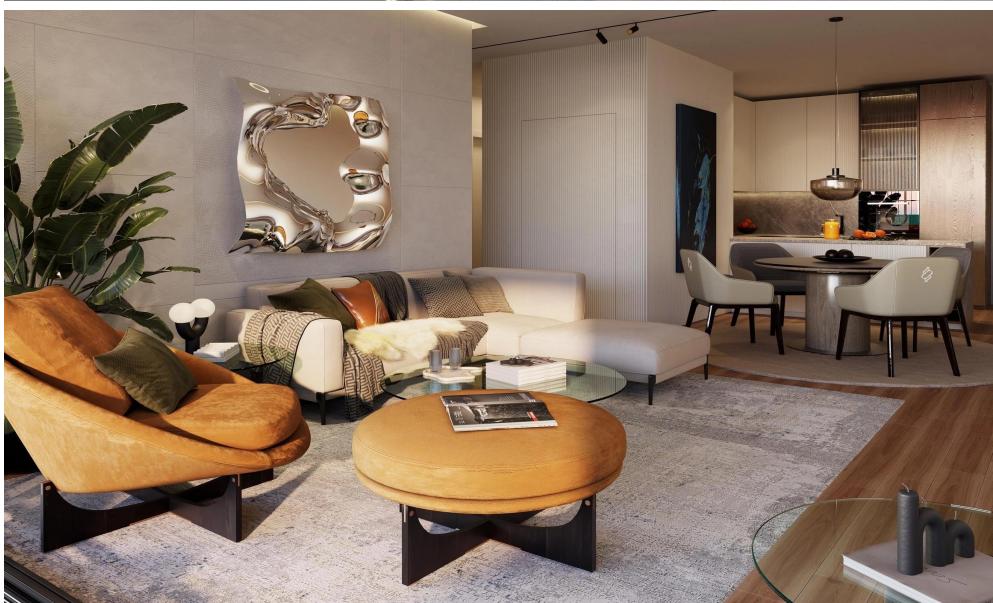
VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>€4 588.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

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

€445 000 on Aug 20, 2025



2<sup>ND</sup> floor

