

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

This modern two-bedroom apartment is located in a secure residential building in the heart of Limassol's popular coastal suburb of Agios Nikolaos. Designed with comfort and elegance in mind, it features an open-plan layout, spacious living areas, and large windows that fill the home with natural light.



Private outdoor spaces and generously sized balconies seamlessly connect the interiors to the surrounding greenery, creating a perfect indoor-outdoor living experience. The building is finished with high-quality materials and attention to detail, ensuring a refined and modern lifestyle.

Residents benefit from a gated and secure environment, parking, storage rooms, and a styl...

### Property Info

Covered Area	<b>97</b>
Covered Veranda	<b>22</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>8756</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Larnaca - Agios Nikolaos      Region: **Limassol**  
**Coordinates: 34.690621447588 / 33.052486209495**

## Price: €475 000 + VAT

VAT for this property is **€23,750** or **€90,250**. 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>~€15 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 897.00/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

€475 000 on Aug 30, 2025

