

## 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>99</b>
Covered Veranda	<b>20</b>
Uncovered Veranda	<b>5</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>8762</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: €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>€5 556.00/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 30, 2025



