

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

In a quiet residential pocket just moments from Limassol's vibrant city center, this contemporary development presents a refined take on urban living. Spread across two elegant buildings, the project offers a limited collection of thirty apartments with one, two, or three bedrooms—each designed with light, comfort, and functionality in mind.

The four-storey buildings are thoughtfully integrated into the neighborhood, balancing privacy and accessibility. Residents are within walking distance of parks, shops, schools, pharmacies, and public transport, while the beach and the main business district are just a short drive away. Clean architectural lines, smart layouts, and expansive...



Property Info		Plot / Area Inf	fo	<b>Additional info</b>	
Covered Area	113				
Covered Veranda	26	Parking		Reference Number	12915
Floor Number	1		Covered, Yes		
Total Number of Floors	4			Property type	Apartment
Furnishing	Unfurnished			Bathrooms	2

## Amenities Location

**Energy Efficiency** 

• Parking Location: Larnaca - Agios Nikolaos Region: Limassol

Coordinates: **34.691857** / **33.048332** 



Price: €460 000 + VAT

VAT for this property is €23,000 or €87,400. 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 Excluded Title transfer fee  $\sim$  15 000.00 Common expenses None Price per SQM  $\leq$  4 071.00/m<sup>2</sup>

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€460 000 on Oct 8, 2025





























