

## 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 Info		Additional info	
Covered Area	<b>113</b>				
Covered Veranda	<b>26</b>			Reference Number	<b>12915</b>
Floor Number	<b>1</b>			Property type	<b>Apartment</b>
Total Number of Floors	<b>4</b>	Parking	<b>Covered, Yes</b>	Bathrooms	<b>2</b>
Furnishing	<b>Unfurnished</b>				
Energy Efficiency	<b>A</b>				
Amenities		Location			
• Parking		<b>Location:</b> Larnaca - Agios Nikolaos      Region: <b>Limassol</b> Coordinates: <b>34.691857 / 33.048332</b>			

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€15 000.00</b> <b>€4 071.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€460 000 on Oct 8, 2025





