

## 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

|                        |                    |
|------------------------|--------------------|
| Covered Area           | <b>113</b>         |
| Covered Veranda        | <b>26</b>          |
| Floor Number           | <b>1</b>           |
| Total Number of Floors | <b>4</b>           |
| Furnishing             | <b>Unfurnished</b> |
| Energy Efficiency      | <b>A</b>           |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>12915</b>              |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |

### Amenities

- Parking

### Location

**Location:** Larnaca - Agios Nikolaos    Region: **Limassol**  
**Coordinates:** **34.691857 / 33.048332**

## Price: €490 000 + VAT

VAT for this property is **€24,500** or **€93,100**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 336.00/m<sup>2</sup></b> |                 |             |

## 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>              |
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## Price change history

€460 000 on Oct 8, 2025

€490 000 on Mar 6, 2026





