

## 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 100
Covered Veranda 15

Uncovered Veranda 6

Floor Number 4 Parking Covered, Yes

Total Number of Floors 4

Furnishing **Unfurnished** 

Energy Efficiency A

Amenities Location

• Parking Larnaca - Agios Nikolaos Region: Limassol

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

Reference Number 12935

Property type **Apartment** 

Bathrooms 2



Price: €530 000 + VAT

VAT for this property is €26,500 or €100,700. 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 ~€17 800.00

Price per SQM €5 300.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

Registration number 1013 Email info@cyprus-sothebysrealty.com
License number 517/E Legal name ConceptRealty Ltd

Phone: +35726080180, +35797612926

## **Price change history**

€530 000 on Oct 8, 2025





























