

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

Urban living takes on a quieter, more refined character in this contemporary residential project, tucked within one of Limassol's most established neighbourhoods. Designed for those who appreciate discretion, quality and architectural clarity, the building offers a carefully curated collection of one- and two-bedroom apartments, where everyday comfort is expressed through space, light and thoughtful detail. Clean architectural lines are softened by deep balconies and generous glazing, allowing natural light to shape the interiors while maintaining a sense of privacy. Open-plan layouts create a fluid connection between living areas and outdoor spaces, ideal for modern city lifestyl... X

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>72</b>				
Covered Veranda	<b>12</b>			Reference Number	<b>15957</b>
Floor Number	<b>1</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Total Number of Floors	<b>3</b>			Bathrooms	<b>1</b>
Furnishing	<b>Unfurnished</b>				
Amenities		Location			
• Parking		<b>Location:</b> Larnaca - Agios Nikolaos      Region: <b>Limassol</b> Coordinates: <b>34.693778 / 33.061564</b>			

## Price: €299 000 + VAT

VAT for this property is **€14,950** or **€56,810**. 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>~€8 560.00</b> <b>€4 153.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€299 000 on Jan 13, 2026





