

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

2 Bedroom Apartment – Spacious Contemporary Comfort in a Prime Location

The 2-bedroom apartment is designed for those seeking enhanced space and flexibility while enjoying the prestige of central Limassol living. Located in Agios Nikolaos, it offers an exceptional lifestyle defined by convenience, privacy, and refined design.

A spacious open-plan living and dining area forms the heart of the apartment, creating a welcoming environment for everyday living and entertaining. Both bedrooms are generously sized, offering comfort and versatility for families, guests, or a home office. Carefully selected materials and elegant finishes enhance the overall sense of quality and sophis...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>126</b> |
| Covered Veranda        | <b>49</b>  |
| Floor Number           | <b>3</b>   |
| Total Number of Floors | <b>3</b>   |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>241686</b>    |
| Property type     | <b>Apartment</b> |
| Construction Year | <b>2027</b>      |
| Bathrooms         | <b>2</b>         |

### Amenities

- Parking

### Location

**Location:** Larnaca - Agios Nikolaos Region: **Limassol**

## Price: €465 000 + VAT

VAT for this property is **€23,250** or **€88,350**. 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>~€15 200.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 690.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|                     |                                   |            |   |
|---------------------|-----------------------------------|------------|---|
| Registration number | <b>229/E</b>                      | Email      | <b>myspace.cyprus@gmail.com</b>                 |
| License number      | <b>1047</b>                       | Legal name | <b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |   |

## Price change history

€465 000 on Jan 20, 2026



