

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

Apartment 201 is a modern, thoughtfully designed living space located on the 2nd floor of the complex. The generous interior layout and inviting balcony create the perfect balance of comfort, functionality, and style. X

This boutique residential development is located in Mesa Geitonia, one of Limassol's most established and steadily growing districts. The area offers a quiet residential setting with excellent access to the city centre, business hubs, schools, and the coastline, making it highly attractive for both homeowners and investors.

Designed with a strong focus on privacy, comfort, and long-term value, the project is a modern three-storey building featuring a limited ...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>123</b>				
Covered Veranda	<b>11</b>			Reference Number	<b>11186</b>
Floor Number	<b>2</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Total Number of Floors	<b>3</b>			Bathrooms	<b>2</b>
Energy Efficiency	<b>A</b>				

Amenities	Location	
• Parking	<b>Location:</b> Larnaca - Agios Nikolaos Coordinates: <b>34.69677873 / 33.05320501</b>	Region: <b>Limassol</b>

## Price: €670 000 + VAT

VAT for this property is **€33,500** or **€127,300**. 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>~€23 400.00</b> <b>€5 447.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

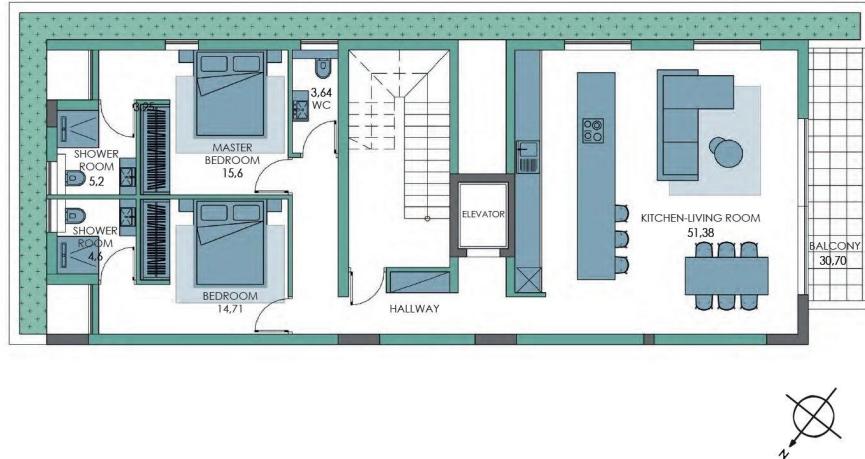
## Price change history

€670 000 on Jan 23, 2026





## FLOOR PLAN 2



## FLOOR PLAN 0

