


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

Apartment 301 is a stylish living space located on the 3rd floor of the building. It features a spacious open-plan kitchen and living area, along with a modern rooftop BBQ zone that creates the perfect balance of comfort, functionality, and style. 

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...

### Property Info

Covered Area	<b>123</b>
Covered Veranda	<b>11</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>11187</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

**Location:** Larnaca - Agios Nikolaos      Region: **Limassol**  
**Coordinates:** **34.69677873 / 33.05320501**

## Price: €770 000 + VAT

VAT for this property is **€38,500** or **€146,300**. 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	<b>~€27 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 260.00/m²</b>		

## 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

€770 000 on Jan 23, 2026

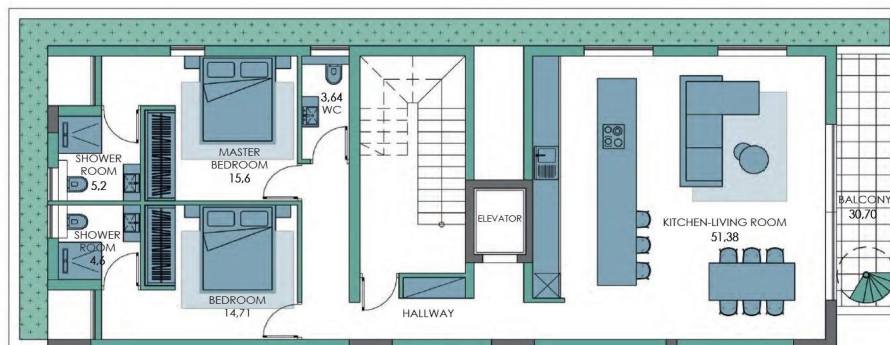




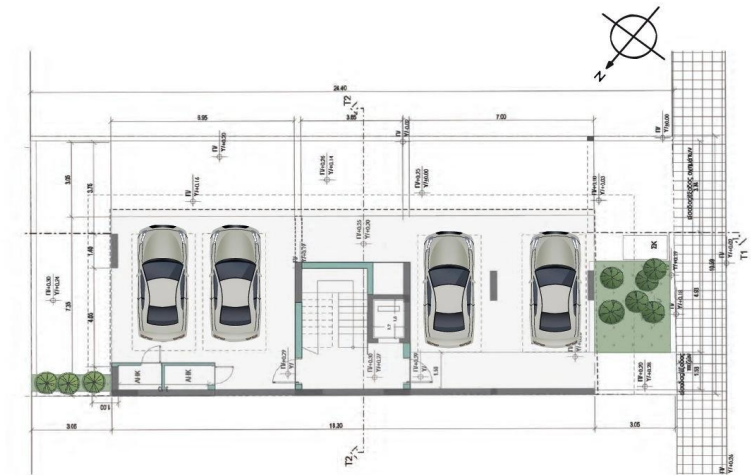




FLOOR PLAN 3



FLOOR PLAN 0



ROOF GARDEN

