

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		Plot / Area Info		Additional info	
Covered Area	123				
Covered Veranda	11			Reference Number	11187
Floor Number	3	Parking	Covered, Yes	Property type	Apartment
Total Number of Floors	3			Bathrooms	2
Energy Efficiency	A				
Amenities		Location			
• Roof Garden		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	Excluded	Title transfer fee Price per SQM	~€27 400.00 €6 260.00/m²	Common expenses	None
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Representative: RealDeal Estates

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

Price change history

€770 000 on Jan 23, 2026

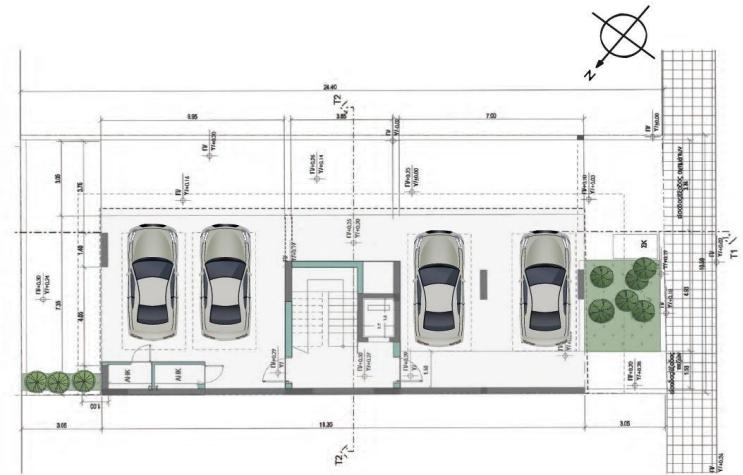






FLOOR PLAN 3

FLOOR PLAN 0



ROOF GARDEN

