


52m² Apartment for Sale in Larnaca - Agios Nikolaos, Limassol District

This vibrant Limassol project presents a harmonious blend of modernity and comfort in the heart of the city. The complex offers to the “live and work” community a secure, gated environment with four blocks of elite apartments and a commercial building with contemporary offices and retail spaces. Families will find their ideal homes, complemented by the conveniences of a prime location near bustling Limassol’s centre, beaches, schools, dining, shopping, and cultural venues. 

This mixed-use development provides a dynamic landscape for live, work, and play. Residents enjoy the exclusive use of in-house facilities such as a gym, spa, communal swimming pool, and a sophis...

Property Info

Covered Area	52
Covered Veranda	14
Floor Number	2
Total Number of Floors	5
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	8408
Property type	Apartment
Bathrooms	1

Amenities

- Parking

Location

Location: Larnaca - Agios Nikolaos Region: **Limassol**
Coordinates: **34.691175 / 33.05814**

Price: €330 000 + VAT

VAT for this property is **€16,500** or **€62,700**. 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	~€9 800.00	Common expenses	None
		Price per SQM	€6 346.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€330 000 on Jan 23, 2026

