

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 | | Plot / Area Info | | Additional info | |
|------------------------|--------------------------------|------------------|---------------------|------------------|------------------|
| Covered Area | 52 | | | | |
| Covered Veranda | 14 | | | | |
| Floor Number | 2 | | | | |
| Total Number of Floors | 5 | Pool | Common, Yes | Reference Number | 8408 |
| Furnishing | Unfurnished | Parking | Covered, Yes | Property type | Apartment |
| Energy Efficiency | A | | | Bathrooms | 1 |
| Heating | Underfloor Heating, Yes | | | | |
| Air Conditioning | All rooms, Yes | | | | |

| Amilities | Location |
|-----------|--|
| • Parking | 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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| 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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|--|--------------|------------|---------------------------------------|
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Price change history

€330 000 on Jan 23, 2026





