


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

Situated within a prestigious residential enclave of Limassol, this residential complex is an exclusive contemporary development presenting an elegant collection of spacious 1 and 2 bedroom apartments. 

Designed for those who appreciate refined urban living, the project blends privacy, sophistication, and exceptional convenience. Residents enjoy seamless access to Limassol's finest amenities, esteemed schools, upscale retail and dining destinations, while being just moments from Makariou Avenue and the city's vibrant commercial and cultural heart.

### Property Info

Covered Area	<b>91</b>
Covered Veranda	<b>16</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>11472</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

**Location:** Larnaca - Agios Nikolaos      Region: **Limassol**  
**Coordinates:** **34.69365604 / 33.06154133**

## Price: €469 000 + VAT

VAT for this property is **€23,450** or **€89,110**. 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>~€15 360.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 154.00/m<sup>2</sup></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

€459 000 on Jan 28, 2026  
 €469 000 on Apr 17, 2026





