

## 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. X

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	Plot / Area Info	Additional info		
Covered Area	<b>91</b>		Reference Number	<b>11473</b>
Covered Veranda	<b>16</b>		Property type	<b>Apartment</b>
Floor Number	<b>3</b>	Parking	Bathrooms	<b>2</b>
Total Number of Floors	<b>3</b>			
Amenities	Location			
• Roof Garden	<b>Location:</b> Larnaca - Agios Nikolaos Coordinates: <b>34.69365604 / 33.06154133</b>	<b>Region: Limassol</b>		

## Price: €459 000 + VAT

VAT for this property is **€22,950** or **€87,210**. 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.

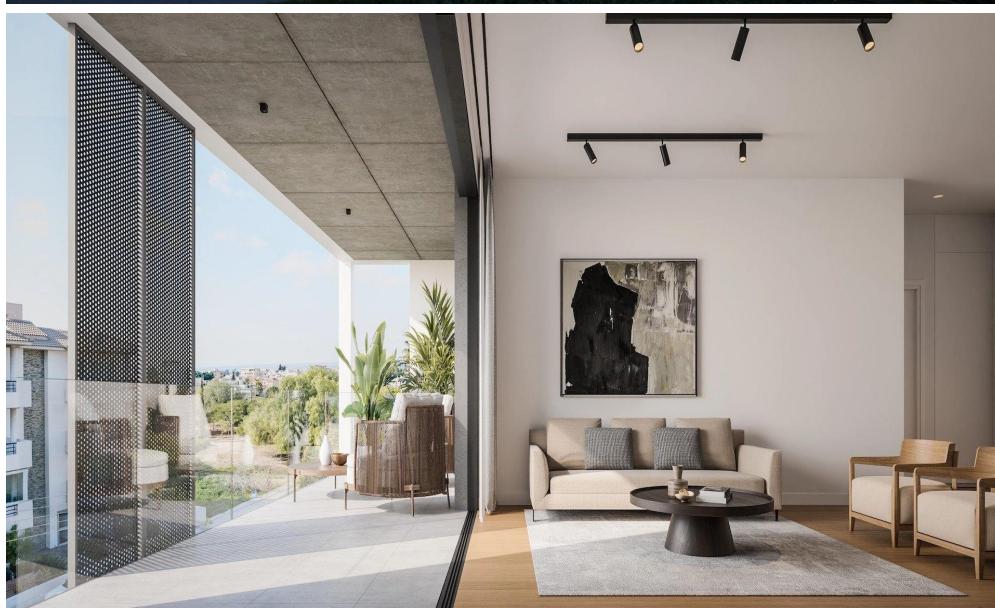
VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€14 960.00</b> <b>€5 044.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

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





## FLOOR PLANS Third Floor

