

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

Located in the Agios Nikolaos area of Limassol, this upper-floor two-bedroom house offers strong potential for renovation and investment in a central and high-demand location. While the property requires updating, it presents an excellent opportunity to add value.

The house features a separate kitchen, one bathroom, and a front verandah. It is fully air-conditioned and benefits from internal stairs leading to a private roof garden, which can be transformed into an attractive outdoor living and entertaining space after renovation.

The property enjoys easy access to shops, schools, bus stops, and all essential amenities, making it ideal for long-term residence or rental investme...

### Property Info

Covered Area **110**  
 Covered Veranda **10**  
 Floor Number **1**  
 Furnishing **Unfurnished**  
 Energy Efficiency **B**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **242032**  
 Property type **House**  
 Condition **Pre-Owned**  
 Construction Year **1990 and older**  
 Bathrooms **1**

### Amenities

### Location

**Location:** Larnaca - Agios Nikolaos Region: **Limassol**

## Price: €250 000 + VAT

VAT for this property is **€12,500** or **€47,500**. 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>~€6 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 273.00/m²</b>		

## Representative: MySpace

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## Price change history

€250 000 on Jan 31, 2026



