

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

This contemporary 2-bedroom apartment is located in the highly desirable area of Agios Nikolaos, just 1,100 meters from the sea, offering an ideal combination of coastal lifestyle and urban convenience. The property provides easy access to all essential amenities, including shops, restaurants, and business centers, making it perfect for both comfortable living and investment. Situated within a modern boutique development of only 8 apartments, the residence ensures privacy and a low-density living environment. The apartment is thoughtfully designed with a functional layout, maximizing space, natural light, and everyday comfort. The development is a secure gated property, offering controlle...

### Property Info

Covered Area	<b>100</b>
Covered Veranda	<b>22</b>
Floor Number	<b>1</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>243347</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

## Price: €475 000 + VAT

VAT for this property is **€23,750** or **€90,250**. 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>~€15 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 750.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
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## Price change history

€475 000 on Mar 20, 2026



