

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	100
Covered Veranda	22
Floor Number	1
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	243347
Property type	Apartment
Bathrooms	2

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	Excluded	Title transfer fee	~€15 600.00	Common expenses	None
		Price per SQM	€4 750.00/m²		

Representative: MySpace

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Price change history

€475 000 on Mar 20, 2026



