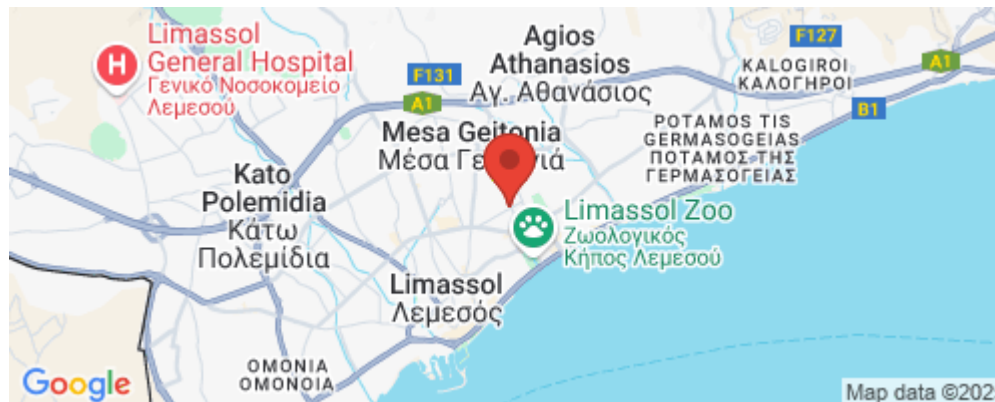


## 3 Bedroom Apartment for Sale in Larnaca - Agios Nikolaos, Limassol District

High standard building in the best location of Limassol – Agios Nikolaos (1KM from the sea) in the heart of the city . On a quiet street 200M only from Makarios III and Griva Digeni.

The project have 6 \* 2 Bedrooms apartments and 2 \* 2+1 Penthouses with private roof gardens and swimming pools for each of them.



Comes also with VRV A/C and water based underfloor heating included.

### Property Info

Covered Area	<b>141</b>
Covered Veranda	<b>24</b>
Uncovered Veranda	<b>8</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>4748</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2024</b>
Bathrooms	<b>3</b>

### Amenities

- Elevator

### Location

**Location:** Larnaca - Agios Nikolaos  
**Coordinates:** **34.690574295338 / 33.051096780814**

Region: **Limassol**

## Price: €700 000 + VAT

VAT for this property is **€35,000** or **€133,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 965.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

## Price change history

€750 000 on Dec 15, 2023  
 €650 000 on Sep 22, 2024  
 €700 000 on Feb 1, 2025



