

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

3 Bedroom Apartment - Refined City Living with Modern Comfort X

### Intro

This beautifully designed 3-bedroom apartment offers elegant urban living in the sought-after Agios Nektarios neighbourhood. Perfect for families or professionals seeking balance between tranquility and convenience, it provides modern comfort within a boutique-style building.

### Design & Interiors

The apartment features a bright open-plan layout, connecting the kitchen, dining, and living areas into a seamless central space. Clean architectural lines, contemporary textures, and refined material choices create a sophisticated yet welcoming atmosphere. Each bedroom is well-proportioned, offering p...

### Property Info

Covered Area **124**

Covered Veranda **17**

Floor Number **3**

Total Number of Floors **3**

Energy Efficiency **A**

Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number **6868**

Property type **Apartment**

Condition **Brand New**

Bathrooms **3**

### Amenities

• Parking

### Location

**Location:** Larnaca - Agios Nikolaos

Region: **Limassol**

Coordinates: **34.688728647508 / 33.048400879759**

## Price: €795 000 + VAT

VAT for this property is **€39,750** or **€151,050**. 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>None</b> <b>€6 411.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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## Price change history

€765 000 on Feb 16, 2024

€790 000 on Feb 22, 2025

€795 000 on Dec 12, 2025



