

## Studio Apartment for Sale in Agios Nikolaos, Limassol District

A luxury complex is located in the heart of Limassol, Agios Nicolaos. Close walking proximity to some of Limassol's finest bars and restaurants, a 15-minute drive to Molos park and the Old Town, a 25-minute walk to the eucalyptus Dasoudi park and the Tourist Area.

The complex consists of 4 residential and 1 commercial buildings.

**Key Features** 

600 m from the sea
Semi-solid parquet floors in each room
Marble floor and walls in the toilets and bathrooms
High ceilings (3.15 m)
Security entrance doors
Intercom system
Water under floor heating system and VRV conditioning
High-standard sanitary ware from European brands
Therma...

| Property Info    |     | Plot / Area | a Info       | Additional info   |                           |
|------------------|-----|-------------|--------------|-------------------|---------------------------|
|                  |     |             |              | Reference Number  | 50710                     |
| Covered Area     | 69  |             |              | Property type     | Apartment                 |
| Heating          | Yes | Pool        | Private, Yes | Condition         | <b>Under Construction</b> |
| Air Conditioning | Yes |             |              | Construction Year | 2028                      |
|                  |     |             |              | Bathrooms         | 1                         |

## Amenities Location

• Storage room Location: Agios Nikolaos Region: Limassol



Price: €360 000 + VAT

VAT for this property is €18,000 or €68,400. 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 | None Common ovnensos     |                 | None |
|-----|----------|--------------------|--------------------------|-----------------|------|
|     |          | Price per SQM      | €5 217.00/m <sup>2</sup> | Common expenses | None |

## **Representative: 1st Class Homes**

| Registration number | 690   | Email | info@1stclass-homes.com                        |
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## **Price change history**

€310 000 on May 24, 2024 €370 000 on Jul 22, 2025 €360 000 on Sep 6, 2025























