

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

A luxury complex is located in the heart of Limassol, Agios Nikolaos. 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

Covered Area	<b>156</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

#### Plot / Area Info

Pool	<b>Private, Yes</b>
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#### Additional info

Reference Number	<b>50713</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2027</b>
Bathrooms	<b>2</b>

#### Amenities

- Storage room

#### Location

**Location:** Agios Nikolaos Region: **Limassol**

**Price: €770 000 + VAT**

VAT for this property is **€42,646** or **€146,300**. 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>€4 936.00/m<sup>2</sup></b>		

**Representative: 1st Class Homes**

Registration number

**690**

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€770 000 on May 26, 2024





