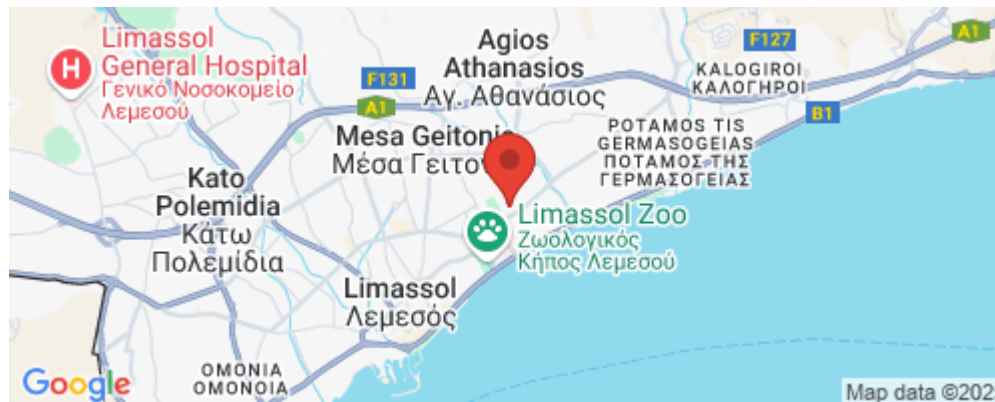


### 3 Bedroom Apartment for Sale in Limassol - Agios Nicolaos

Modern three bedroom apartment with roof garden for sale in Agios Nikolaos, Limassol



The development is situated in Limassol’s city centre, just a 15-minute walk from the beach. It includes one, two, and three-bedroom units and stylish penthouses. This prime location supports both high demand for short-term and long-term rentals with strong potential for capital appreciation.

Each apartment combines contemporary architecture with high-quality finishes and spacious layouts that let in plenty of natural light.

Located conveniently close to shopping, dining, entertainment, and public transport, the residences provide easy access to all the amenities you need.

<...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>96</b>	Parking	<b>Covered, Yes</b>	Reference Number	<b>53428</b>
Energy Efficiency	<b>A</b>			Property type	<b>Apartment</b>
Air Conditioning	<b>No</b>			Condition	<b>Under Construction</b>
				Bathrooms	<b>2</b>
<b>Amenities</b>	<b>Location</b>				
• Storage room	<b>Location:</b> Limassol - Agios Nicolaos			Region:	<b>Limassol</b>
	Coordinates: <b>34.691031569254 / 33.058742537573</b>				

## Price: €566 000 + VAT

VAT for this property is **€28,300** or **€107,540**. 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>€5 896.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
License number	<b>571/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722424203, +35777770532</b>			

## Price change history

€583 000 on Aug 6, 2024  
 €525 000 on Dec 10, 2024  
 €566 000 on Jan 31, 2025

