

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

3 Bedroom Apartment - Refined City Living with Modern Comfort

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	<b>124</b>
Covered Veranda	<b>17</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>6867</b>
Property type	<b>Apartment</b>
Bathrooms	<b>3</b>

### Amenities

Amenities	Location	
• Parking	<b>Location:</b> Larnaca - Agios Nikolaos Coordinates: <b>34.688728647508 / 33.048400879759</b>	Region: <b>Limassol</b>

## Price: €635 000 + VAT

VAT for this property is **€31,750** or **€120,650**. 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>~€22 000.00</b> <b>€5 121.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€630 000 on Sep 10, 2024

€635 000 on Feb 22, 2025



