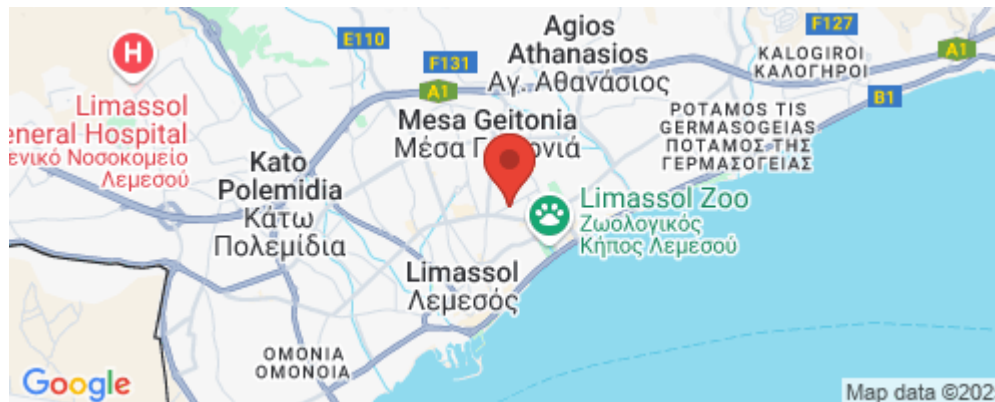


### 3 Bedroom Apartment for Sale in Larnaca - Agios Nikolaos, Limassol District

Located at Agios Nektarios, one of the most popular residential neighbourhoods at the heart of Limassol. A haven for those who want to live in a quiet area while maximising accessibility to the city’s amenities. The intimate size of the residence ensures a personal and welcoming atmosphere, embodying our commitment to quality living. Created with careful consideration for modern and functional living, project presents six three-bedroom apartments, of which two penthouses with roof gardens, perfect for those embracing a sun-seeking urban lifestyle. Combining concrete and high-pressure laminate (HPL) panels, the exterior design captures a timeless appeal, designed to elevate your living e...



#### 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 **Yes**

#### Additional info

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

#### Amenities

- Elevator

#### Location

**Location:** Larnaca - Agios Nikolaos  
**Coordinates:** **34.688728647508 / 33.048400879759**

Region: **Limassol**

## 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	<b>~€22 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 121.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€630 000 on Sep 10, 2024

€635 000 on Feb 22, 2025



