

### 3 Bedroom Apartment for Sale in Limassol District

For sale is a beautifully renovated apartment located in the charming area of Agios Nicolaos. This spacious 100 m<sup>2</sup> residence features three bedrooms and two modern bathrooms, making it ideal for families or those seeking extra space. Situated on the first floor of a well-maintained building, this apartment offers both comfort and convenience.



Agios Nicolaos is known for its vibrant community and easy access to essential amenities. Within a short distance, you will find shops, cafes, and recreational areas, ensuring all your daily needs are met. The apartment is also conveniently located near the highway, providing effortless connectivity to surrounding areas and attractions.

## 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 | <b>Excluded</b> | Title transfer fee | <b>~€11 000.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 600.00/m<sup>2</sup></b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
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## Price change history

€280 000 on Oct 11, 2024  
 €360 000 on Nov 18, 2025





