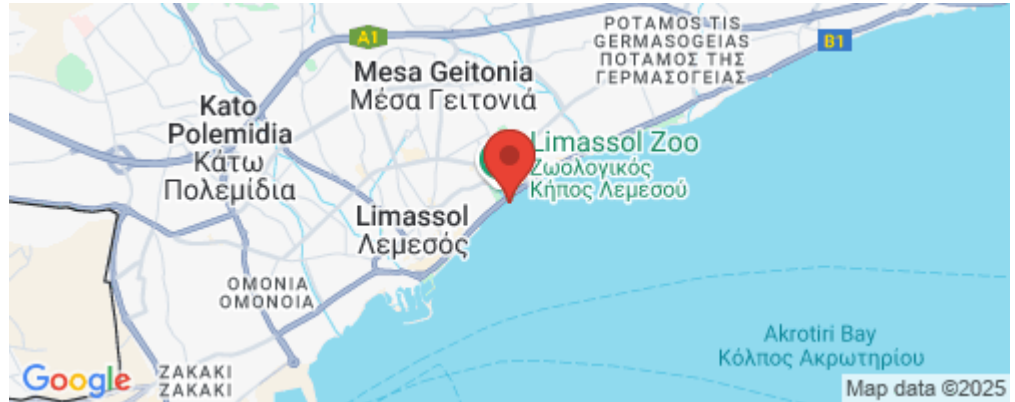


## 3 Bedroom Apartment for Sale in Larnaca - Agios Nikolaos, Limassol District

Experience a refined lifestyle in one of Limassol's most desirable locations. This exclusive collection of luxury apartments is nestled in the lively Agios Nikolaos neighborhood, offering residents the convenience of having shopping, dining, and entertainment just steps away, with the city's key landmarks and seaside attractions only a short drive from home. Each residence is thoughtfully designed with sleek, modern architecture and generous interior spaces, boasting premium materials and impeccable finishes. Expansive floor-to-ceiling windows bathe the rooms in natural light, while open-plan layouts seamlessly connect living areas, making them ideal for both everyday li...



### Property Info

### Plot / Area Info

Covered Area **121**

### Additional info

Reference Number **p33906**

Property type **Apartment**

Construction Year **2026**

Bathrooms **2**

### Amenities

### Location

**Location:** Larnaca - Agios Nikolaos Region: **Limassol**

Coordinates: **34.6816 / 33.0569**

**Price: €569 000 + VAT**

VAT for this property is **€28,450** or **€108,110**. 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>~€19 360.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 702.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

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**Price change history**

€569 000 on Oct 30, 2024  
€549 000 on Jan 22, 2025  
€578 000 on Mar 11, 2025  
€569 000 on Jun 18, 2025





