

## 38m<sup>2</sup> Apartment for Sale in Limassol District

This beautiful studio apartment in the vibrant area of Agios Nicolaos. With a total internal space of 38 m<sup>2</sup>, this unit promises a cozy and modern living experience. Located on the first floor of a five-story building, the apartment is easily accessible via an elevator. X

Agios Nicolaos is known for its stunning landscapes, charming local shops, and cultural attractions. Residents can enjoy a relaxed atmosphere while being close to beautiful beaches and scenic hiking trails. The area also offers a variety of dining options, making it an ideal place for those who appreciate both leisure and lifestyle.

This studio features one bathroom, a central air conditioning system, and unde...

**Property Info**

Covered Area  
Heating  
Air Conditioning

**38**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

**Plot / Area Info**

Pool  
Parking

**Yes**  
**Covered, Yes**

**Additional info**

Reference Number **24646**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**

**Amenities**

- Gym

**Location**

Region: **Limassol**  
Coordinates: **34.690544597958 / 33.060218953965**

## Price: €290 000 + VAT

VAT for this property is **€14,500** or **€55,100**. 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<br>Price per SQM | <b>None</b><br><b>€7 632.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€290 000 on Nov 29, 2024



