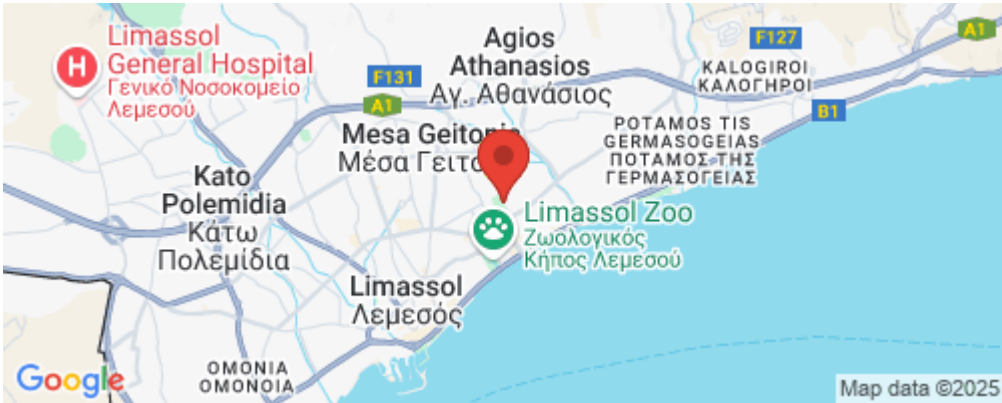


3 Bedroom Apartment for Sale in Limassol - Agios Nicolaos

Three bedroom apartment for sale in Agios Nikolaos, Limassol



Discover this modern, move-in-ready apartment with a total area of 118 m², complemented by an additional 24 m² veranda space and 46m2 roof garden. Built to high specifications, it includes premium features such as VRV underfloor heating and a 7 kW photovoltaic system for energy efficiency.

Relax in your private roof garden, complete with stunning views and a swimming pool for your enjoyment.

Situated in the heart of the city, this property offers a tranquil neighborhood setting while being conveniently close to all amenities.

Property Info		Plot / Area Info		Additional info	
Covered Area	118			Reference Number	46045
Floor Number		Pool	Yes	Property type	Apartment
Energy Efficiency	A	Parking	Covered, Yes	Condition	Brand New
Air Conditioning	All rooms, Yes			Bathrooms	2
Amenities		Location			
• Storage room	Location: Limassol - Agios Nicolaos			Region: Limassol	
	Coordinates: 34.691344535887 / 33.056917148573				

Price: €650 000 + VAT

VAT for this property is **€32,500** or **€123,500**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€5 508.00/m²		

Representative: NCH Real Estate

Registration number	1146	Email	info@nchrealestate.com
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Price change history

€730 000 on Sep 21, 2023
€750 000 on Nov 2, 2023
€650 000 on Sep 26, 2024
€699 000 on Jan 21, 2025
€700 000 on Feb 13, 2025
€650 000 on Mar 13, 2025





