

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

3 BEDROOM APARTMENT - Contemporary Luxury for Urban Family Living



Intro

Designed for those who desire more space, comfort, and refinement, this 3-bedroom residence offers an elevated lifestyle in the heart of Limassol. Its privileged location in Agios Nikolaos ensures close proximity to both bustling commercial districts and vibrant entertainment hubs.

Design & Architecture

The apartment is part of an iconic development where architectural excellence is paired with premium interior design. The lobby of each residential block sets a new standard in luxury—crafted with fine materials, furnished by high-end brands, and staffed with a dedicated receptionist who...

### Property Info

Covered Area	<b>156</b>
Covered Veranda	<b>36</b>
Floor Number	<b>5</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>234277</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2027</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Larnaca - Agios Nikolaos      Region: **Limassol**  
 Coordinates: **34.6916624 / 33.0589262**

## Price: €950 000 + VAT

VAT for this property is **€52,615** or **€180,500**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 090.00/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>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

## Price change history

€860 000 on Jan 23, 2025

€950 000 on Dec 9, 2025









