

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

This luxurious 3-bedroom apartment represents the pinnacle of modern city living in Limassol's center. Located within a stunning new residential building, it blends cutting-edge architectural style with premium materials and design excellence.

Spacious interiors feature an open-plan living area with panoramic windows, a designer kitchen with top-quality finishes, and three elegant bedrooms, including a master suite with an en-suite bathroom. Energy-efficient systems, underfloor heating provision, and solar panels contribute to a sustainable and comfortable lifestyle.

### Key Features:

- 3 bedrooms & 2 bathrooms
- Contemporary architectural design
- ...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>124</b> |
| Covered Veranda        | <b>27</b>  |
| Floor Number           | <b>1</b>   |
| Total Number of Floors | <b>3</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>234746</b>             |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>3</b>                  |

### Amenities

- Parking

### Location

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

## Price: €513 000 + VAT

VAT for this property is **€25,650** or **€97,470**. 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>€4 137.00/m²</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

€503 000 on Feb 9, 2025

€513 000 on Nov 5, 2025

