

### 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	<b>Covered, Yes</b>
---------	---------------------

**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/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

€503 000 on Feb 9, 2025

€513 000 on Nov 5, 2025

