

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

### A STUNNING RESIDENTIAL PROJECT IN CITY CENTRE

Introducing a contemporary residential complex in the heart of Limassol City Center. This modern building combines sleek architectural design with luxurious features to offer an unparalleled living experience.

#### FEATURES

- Top quality materials & finishes
- Fashion designer interiors
- Latest technologies solutions
- Heated floor provision
- Panoramic windows
- Solar energy panels
- Quiet location
- Close to all city amenities
- 6 minutes to the beach

#### Property Info

Covered Area	<b>74</b>
Covered Veranda	<b>24</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Parking **Yes**

#### Additional info

Reference Number	<b>234754</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

#### Amenities

- Elevator

#### Location

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

## Price: €349 000 + VAT

VAT for this property is **€17,450** or **€66,310**. 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>~€10 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 716.00/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

€349 000 on Feb 9, 2025

