

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

This charming 3-bedroom apartment, located in the sought-after area of Agios Nikolaos, Limassol, is situated on 3-d floor in a well-maintained 12-year-old building. Offering 96 sq.m of comfortable living space, the apartment features 2 bathrooms and a spacious 17 sq.m balcony, perfect for outdoor relaxation. With its prime location and well-designed layout, this property offers an ideal blend of convenience and comfort.

### Property Info

Covered Area	<b>113</b>
Covered Veranda	<b>17</b>
Floor Number	<b>3</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>235780</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2013</b>
Bathrooms	<b>2</b>

### Amenities

- Elevator

### Location

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

**Price: €400 000 + VAT**

VAT for this property is **€20,000** or **€76,000**. 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>~€12 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 540.00/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>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

**Price change history**

€400 000 on Mar 11, 2025





















