

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

New Project of 12 distinctive luxury residences in the prestigious Agios Nikolaos neighborhood of Limassol. Located 600m from the beach and city center with schools only 200m away this refined boutique development masterfully balances peaceful living with city convenience. Perfectly positioned just 2 minutes from the Agios Nikolaos roundabout Limassol s central hub it offers seamless access to the Mediterranean beach vibrant shopping districts and schools all within 600 meters. FEATURES Central location High Rental Demand Modern Surroundings Top Quality Materials Luxury Design Large windows High Ceilings

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>50</b> |
| Floor Number           | <b>1</b>  |
| Total Number of Floors | <b>3</b>  |

### Plot / Area Info

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>VL45961</b>   |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

- Balcony

### Location

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

## Price: €240 000 + VAT

VAT for this property is **€12,000** or **€45,600**. 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>~€6 200.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 800.00/m<sup>2</sup></b> |                 |             |

## Representative: Nicolaou Estates

|                     |              |            |                                      |
|---------------------|--------------|------------|--------------------------------------|
| Registration number | <b>693</b>   | Email      | <b>pnicolaou@nicolaouestates.com</b> |
| License number      | <b>365/E</b> | Legal name | <b>Nicolaou Estates LTD</b>          |
| Phone:              |              |            |                                      |

## Price change history

€240 000 on Mar 25, 2025





STUDIO 35 SQM + 10 SQM COVERED



2 BEDROOMS 75 SQM + 10 SQM COVERED



1 BEDROOM 50 SQM + 10 SQM COVERED

