

35m² 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	35
Floor Number	1
Total Number of Floors	3
Energy Efficiency	A

Plot / Area Info

Additional info

Reference Number	VL45960
Property type	Apartment
Bathrooms	1

Amenities

- Balcony

Location

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

Price: €180 000 + VAT

VAT for this property is **€9,000** or **€34,200**. 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	Excluded	Title transfer fee	~€3 800.00	Common expenses	None
		Price per SQM	€5 143.00/m²		

Representative: Nicolaou Estates

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

Price change history

€180 000 on Mar 25, 2025



2 BEDROOMS 53 SQM + 10 SQM COVERED



1 BEDROOM 50 SQM + 10 SQM COVERED



STUDIO 35 SQM + 10 SQM COVERED



