

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

This is a residential project offers 11 modern apartments in the desirable Agios Nikolaos area of Limassol. The development includes one, two, and three-bedroom units, as well as stylish penthouses. 

Each apartment combines contemporary architecture with high-quality finishes and spacious layouts that let in plenty of natural light.

Located conveniently close to shopping, dining, entertainment and public transport, living development provides easy access to all the amenities you need.

A turnkey investment opportunity in prime Limassol, with competitive off-plan pricing that promises a high yield and return on investment.

### Property Info

Covered Area	<b>121</b>
Covered Veranda	<b>25</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>2413</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

**Location:** Larnaca - Agios Nikolaos

Region: **Limassol**

Coordinates: **34.68960695182 / 33.054819703102**

## Price: €569 000 + VAT

VAT for this property is **€28,450** or **€108,110**. 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>~€19 360.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 702.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€578 000 on Apr 8, 2025

€569 000 on Jul 19, 2025





### Roof garden

