

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

A vibrant, long-awaited urban "co-working" project in the heart of Limassol, where families can find their homes and working professionals – their ideal working spaces. The state-of-the-art commercial and residential complex is tailored for innovation, growth and quality living. A co-working project, as the future of real estate, now available for a try-out.



In the very heart of Limassol, Agios Nicolaos, you may find a stunning complex of 4 residential and 1 commercial buildings. Located next to the Griva Digeni street – the center of retail, business and health. An envious place to work and live at – close walking proximity to some of Limassol's finest bars and...

| Property Info          |                         | Plot / Area Inf | fo           | Additional info  |                           |
|------------------------|-------------------------|-----------------|--------------|------------------|---------------------------|
| Covered Area           | 156                     |                 |              |                  |                           |
| Covered Veranda        | 36                      |                 |              |                  |                           |
| Uncovered Veranda      | 11                      |                 |              | Reference Number | 2550                      |
| Floor Number           | 1                       | Pool            | Common, Yes  | Property type    | Apartment                 |
| Total Number of Floors | 5                       | Parking         | Covered, Yes | Condition        | <b>Under Construction</b> |
| Energy Efficiency      | Α                       |                 |              | Bathrooms        | 3                         |
| Heating                | Underfloor Heating, Yes |                 |              |                  |                           |
| Air Conditioning       | All rooms, Yes          |                 |              |                  |                           |

Amenities Location



**Location:** Larnaca - Agios Nikolaos

Coordinates: **34.691168387973** / **33.058097373601** 

Region: **Limassol** 



Price: €850 000 + VAT

VAT for this property is €47,077 or €161,500. 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 | None                     | Common ovnoncos | Nama |
|-----|----------|--------------------|--------------------------|-----------------|------|
|     |          | Price per SOM      | €5 449.00/m <sup>2</sup> | Common expenses | None |

## **Representative: RealDeal Estates**

| Registration number | 1311  | Email      | info@realdeal.cy                          |
|---------------------|-------|------------|---|
| License number      | 347/E | Legal name | Esperia Estates (Limassol-Paphos) Limited |

Phone: **+35725255505**, **+35794001333** 

## **Price change history**

€770 000 on Apr 8, 2025 €850 000 on May 9, 2025



































