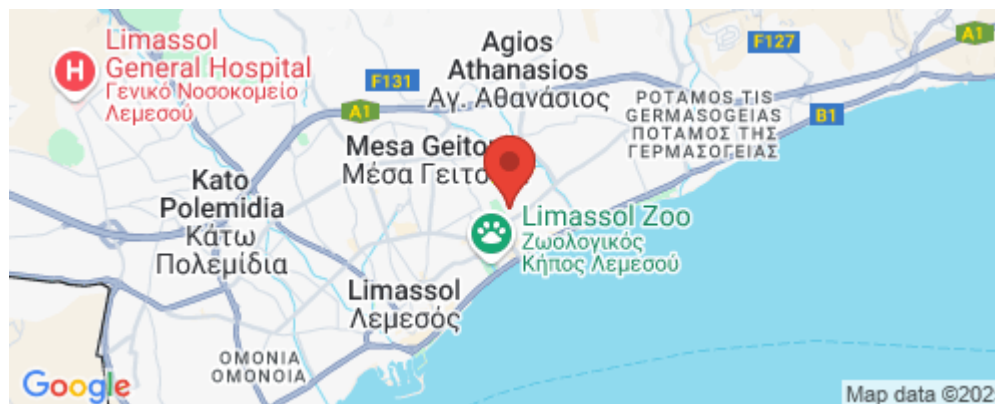


3 Bedroom Apartment for Sale in Larnaca - Agios Nikolaos, Limassol District

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 Nikolaos, 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

| | |
|------------------------|--------------------------------|
| Covered Area | 156 |
| Covered Veranda | 36 |
| Floor Number | 3 |
| Total Number of Floors | 5 |
| Energy Efficiency | A |
| Heating | Underfloor Heating, Yes |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

| | |
|---------|---------------------|
| Pool | Common, Yes |
| Parking | Covered, Yes |

Additional info

| | |
|------------------|------------------|
| Reference Number | 2554 |
| Property type | Apartment |
| Bathrooms | 3 |

Amenities

- Parking

Location

Location: Larnaca - Agios Nikolaos
Coordinates: **34.691168387973 / 33.058086648459**

Region: **Limassol**

Price: €930 000 + VAT

VAT for this property is **€51,508** or **€176,700**. 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 | ~€33 800.00 | Common expenses | None |
| | | Price per SQM | €5 962.00/m² | | |

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

€840 000 on Apr 8, 2025

€930 000 on May 9, 2025

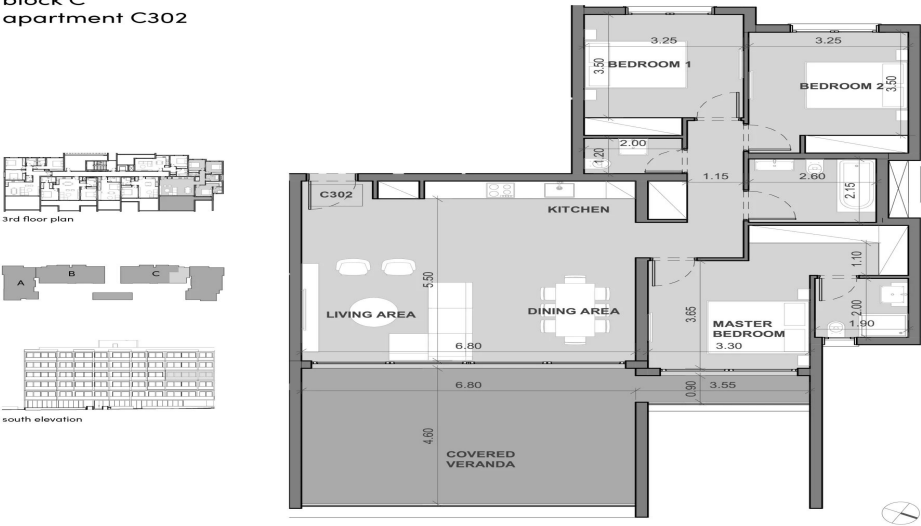








block C
apartment C302



3rd floor



block c

| UNIT N° | TOTAL AREA M² |
|---------|---------------|
| C301 | 100.50 |
| C302 | 96.76 |
| C303 | 98.16 |
| C304 | 88.66 |
| C305 | 149.68 |
| C306 | 189.33 |

block d

| UNIT N° | TOTAL AREA M² |
|---------|---------------|
| D301 | 134.76 |
| D302 | 88.95 |
| D303 | 89.67 |
| D304 | 140.21 |
| D305 | 142.88 |
| D306 | 91.89 |